

**CITY OF NORTH PLAINS PLANNING COMMISSION
REGULAR SESSION AGENDA
WEDNESDAY, DECEMBER 11, 2013, 7:00 P.M.
NORTH PLAINS SENIOR CENTER, 31450 NW COMMERCIAL STREET**

1. CALL TO ORDER

2. FLAG SALUTE

3. ROLL CALL

4. PUBLIC COMMENTS

(This time is provided for questions or statements by persons in the audience on any item of Commission business, except those items which appear on this agenda. Comments shall be limited as determined by the Chairperson.)

5. CONSENT AGENDA

November 13, 2013, Regular Session Minute Approval

6. PUBLIC HEARING

Approval of Preliminary Subdivision Plat for a 5-lot Subdivision, File # 13-44. Applicant Vince Biggi is requesting approval for the subdivision to be located at 1N301BD00400, currently 31790 NW North Avenue.

7. ELECTION OF OFFICERS

- A. Chairperson
- B. Vice-Chairperson

8. UNFINISHED BUSINESS

Comprehensive Plan Discussion; Chapters 15.01 and 15.02. – Revisions under consideration can be viewed on the North Plains website at <http://www.northplains.org/index.php/city-government/planning/comprehansive-plan>.

9. STAFF REPORT

City Manager

10. ADJOURNMENT

City Planning Commission Meetings are scheduled to be held at the North Plains Senior Center, 31450 NW Commercial Street, North Plains, Oregon, on the following dates at 7:00 p.m.:

Wednesday, January 8, 2013

Wednesday, February 12, 2014

Wednesday, March 12, 2014

**CITY OF NORTH PLAINS PLANNING COMMISSION
REGULAR SESSION MINUTES
NOVEMBER 13, 2013, 7:00 P.M.
NORTH PLAINS SENIOR CENTER
31450 NW COMMERCIAL STREET**

1. Chairman King called the meeting to order at 7:02 pm.
2. The pledge of allegiance was led by Chairman King.
3. **ROLL CALL**
Commission: Chairman Stewart King, Vice-Chairperson Heather LaBonte, Commissioners Ethan Hagar, Jeff Low, Doug Nunnenkamp and Daryl Olson and Ex-Officio Robert Kindel present. Commissioner Aeron Braukman unexcused absence.
Staff: City Planner Carole Connell and Account Clerk II Pam Smith present.
4. **PUBLIC COMMENTS**
None.
5. **CONSENT AGENDA**
October 9, 2013 Regular Session Minute Approval. LaBonte moved to approve the October 9, 2013, Regular Session minutes as written, Nunnenkamp seconded the motion and they were approved unanimously.
6. **PUBLIC HEARING**
A. Approval of Major Modification to a Preliminary Subdivision Plat and Master Plan Refinement, File # 13-041. King requested the reading of the quasi-judicial hearing process statement. Following the reading of the rules, King opened the Public Hearing at 7:07 p.m., and called for abstentions, ex parte contacts or any conflicts of interest by any Planning Commissioner. King noted he had attended a meeting on Tuesday, which was a contact, but no new information was gathered. The audience had no questions for, nor objections to, any Commissioners. King asked for the Staff Report to be read.

Carole Connell, representing DeBry, went over the Staff Report noting the original plan (plan 1) would no longer work because of a change in the way wetlands are now handled compared to the way they were addressed in 2008. The 8.4 density standard was met in the original 2008 approved plan with the 108 lots. The ideal mix is considered to be 40% large lots, 40% medium lots and 20% small lots. (This is based on the percentage of usable area acreage.) The 2008 plan ended up with a mix of 31% large lots, 31% medium lots and 37% small lots. Planning Commission agreed to that mix as it met the “approximate” mix. The subdivision was not built at that time due to the condition of the market and the economy.

This year the applicant came back with a revised plan (plan 2) to take into account the change in the way wetlands are now handled and the City had some issues with this new plan. The City felt the plan was not in compliance with the comprehensive plan, policies, code, original Master Plan or the intent. Connell related that most of the issues had to do with Neighborhood Community (NC) zoning which was a unique designation and something the City had not used yet.

The concept of the NC zone was of a complete neighborhood with housing of various styles, types, and prices, which included public uses, and ideally some retail uses. Connell said with a change in the protection of wetlands since the original plan was submitted, the size of the wetlands in this subdivision quadrupled, resulting in a loss of active land. The issues needing addressed included meeting the 8.4 units per acre density standard, a better mix of housing sizes, a plan for the circulation interrupted with the removal of two East-West streets by the enlargement of the wetlands area and the loss of part of the park area..

The applicant came back with a third plan and, as of November 12, 2013, an even more refined plan (plan 4) which would be presented. Priorities included meeting the 8.4 density standard, the wetland consideration, and having housing meet the "approximate" 40-40-20 desired mix. Some of the conditions of approval involved the addition of a trail plan to improve circulation and the naming of streets to reflect the City's history as well as be consistent with numbered streets in both the City of North Plains and Washington County.

Connell related how two decisions were to be made at this meeting; the Major Modification to the Plat and the Refinement of the Master Plan. She felt the applicant was in the best position to tell the Commission how the plan had changed and how the issues were solved.

Before calling the applicant forward, King asked about the discrepancy in the acreage with two different numbers being stated and he asked for clarification. Mr. Gast said it was 69.87 acres, not 68.9. LaBonte stated that Washington County had not been presented the partition plat and wondered how the Planning Commission could be reviewing it without the plat having been approved by Washington County. Connell related how the staff report stated the permits were at county and it was not uncommon to sometimes do the work concurrent since all of the processes are long and dependant on each other. It is a requirement for Washington County to approve the plat.

King asked the applicant to come forward. Fred Gast, Polygon Northwest Company, 109 E. 13th Street, Vancouver, WA 98660, explained the refinement of the plan from 2008 to today and address the challenges his staff faced.

The approved 2008 plan met the density of 8.4, and the mix. With the change since then, the applicant formulated Plan 2 to address the wetland's new requirements and presented it to the City in the summer. It met the 8.4 requirement and addressed the wetlands requirements, but the City wasn't happy with the mix and the compromising of the large lots by making them smaller. Plan three met the 8.4 density standard and the wetlands requirements, improved the mix by bringing back the large lots, but the City was still not happy with the number of small lots. The final plan met the 8.4 density, addressed the wetlands issue, and revisited the mix, reducing the number of lots from 108 to 104. There was a loss of 8 small lots, a gain of 4 medium lots, and the same number of large lots remained. The City staff was happy with the final plan that is being presented to the Planning Commission tonight.

The Subdivision (phase 1) was originally approved in 2008 at a mix of 44-39-17 with the new submitted plan being a mix of 48-29-23. The original overall Master Plan, involving both phase one and phase two, was approved in 2008 with a mix of 31-31-37; the new plan is 32-26-41. Mr. Gast confirmed all the housing in phase 1 would be single family residences.

Kindel asked about the City allowing flexibility on the numbers. Mr. Gast said the 8.4 density requirement was a fixed number, the wetlands requirement is a fixed situation, but the 40-40-20 mix is flexible. Connell said "approximate" means there could be a little flexibility such as asking for 4% less small lots, another 5% medium lots, etc.

Mr. Gast said that there had to be a tradeoff for usable ground once the wetlands requirements changed in order to maintain the 8.4 density. He noted reducing the size of the park allowed the City to keep the large lots and meet the density standard. The subdivision would now have a smaller park but a large open natural area in the wetlands. King asked if crossing the wetlands would be allowed. Mr. Gast stated that the Army Corp of Engineers and the Department of State Land were not eager to allow people in the wetlands but the reality is a path would probably be made. It's likely with a good plan in place, they may see the logic in allowing it. With the approval of Clean Water Services (CWS), the wetlands will be fenced, probably with a split rail type fence, and some signage will be put up to keep people out.

Once the explanation was given on the new numbers and mix, Mr. Gast made a presentation of pictures of the different architectural styles of houses being considered for the subdivision. The large, medium and small lots would be of the same mix with architectural styles including French, Tudor, English and Craftsman. The small lots would have shared yard easements instead of traditional yards. As part of the Home Owners Association (HOA) there would be an easement agreement between neighbors for the use of the 5' side yards so that each home would have 10' of usable

space on one side, instead of 2-5' spaces, one on each side. The sales process would state the expectations to buyers. There would be an HOA Liaison to help facilitate this usage. Over the last decade this has been done in prior builds in Hillsboro, Wilsonville and Beaverton without been any problems. The houses would not have a lot of side windows or low windows to insure privacy. The front yard would be maintained by the HOA for consistency.

Mr. Gast related how the houses would have a variety of roofs on the front and in the back on alleyways to add more interest and would include standard two car garages. Alleys would be private streets with the garage to the alley line measuring 3' which meets the standard.

LaBonte asked about the new size of the park. Mr. Gast said it was originally 2 acres and now measured approximately 1 acre. The original park had some property removed to increase usable ground in order to allow for building and to maintain the density. There would be additional open space in the wetland area, the school and the small pocket park. There could be no more open areas without compromising the large lots.

Kindel asked Mr. Gast to explain the wetlands costs. Mr. Gast related how there are federal, state, local, CWS, etc. rules to be followed when mitigating the wetlands area and each varies. Most involve mitigating on site what you can and writing a check for the amount unable to be mitigated. The developer had to write checks to multiple agencies to get this done.

LaBonte asked about the reference to Tract A possibly being used for a water easement. Connell noted if that area was needed for water storage, it would be done underground. Kindel noted City Council, knowing a reservoir would be required in the future, was in discussion about, and looking at, three sites along West Union Road. A decision had not yet been made but this was an option he was not aware of.

Most Conditions of Approval for both applications involve the usual technical requirements and most were previously approved. The trail plan was deemed important as a condition to both applications. Mr. Gast asked that condition #2 under the Master Plan be removed since the dry sanitary sewer line is no longer required as it was a leftover from the 2008 plan. Connell suggested the wording be change to read "subject to Clean Water Services if necessary."

King called for Commission questions. Hearing none and with no individuals present wishing to testify, King closed the public hearing at 8:16 pm.

With no deliberation, King entertained a motion. Low moved to approve file 13-041 to

approve a Major Modification to the Preliminary Subdivision Plan and Master Plan Refinement with conditions. Olson seconded the motion and it was approved unanimously.

7. **UNFINISHED BUSINESS**

Comprehensive Plan Discussion. DeBry was not present at the meeting, so this item was tabled until the next meeting.

8. **STAFF REPORT**

With DeBry not present, there was no staff report.

9. **ADJOURNMENT**

King noted the next scheduled meeting to be November 13th and adjourned the meeting at 8:20 pm.

Submitted by:

Pamela L. Smith, Account Clerk II

Minutes Approved: _____

MB 10/30/13



City of North Plains

31360 NW Commercial St. North Plains, OR 97133

Ph. 503-647-5555 Fax 503-647-2031

Email: info@northplains.org

LAND USE APPLICATION

Applicant General Information

Applicant Name: Emerio Design, Neil Fernando

Mailing Address: 6107 SW Murray Blvd., Suite 147

<i>Street</i>	<u>Beaverton</u>	<u>Oregon</u>	<i>Apartment/Unit #</i>
<i>City</i>		<i>State</i>	<u>97008</u>
		<i>ZIP Code</i>	

Email Address: neil@emeriodesign.com Phone: (503) 515-5528

Property Owner: Michael and Marie Basile

Mailing Address: 31790 NW North Avenue

<i>Street</i>	<u>North Plains</u>	<u>Oregon</u>	<i>Apartment/Unit #</i>
<i>City</i>		<i>State</i>	<u>97133</u>
		<i>ZIP Code</i>	

Email Address: _____ Phone: () - _____

Property Description

Address: 31790 NW North Avenue

<i>Street</i>	<u>North Plains</u>	<u>Oregon</u>	<i>Apartment/Unit #</i>
<i>City</i>		<i>State</i>	<u>97133</u>
		<i>ZIP Code</i>	

Tax Lot ID (TLID): 1N3 01BD 400 Existing Zoning: R-7.5

Property Area: 0.96 acre Existing Land Use: Single-family dwelling

General Development Description: 5-lot subdivision, Administrative Variance to Lot Area, Administrative Variance to Lot Width, and Variance to Lot Width of Lot 2

Fees

Land Use Process	Fee	Land Use Process	Fee
<input type="checkbox"/> Annexation	\$10,000 deposit*	<input type="checkbox"/> Non-Conforming Use	\$200
<input type="checkbox"/> Appeal	\$228	<input checked="" type="checkbox"/> Subdivision	\$1,886
<input type="checkbox"/> Comp Plan Amendment, Text	\$8,000	<input type="checkbox"/> Manu Home Park	\$2,910
<input type="checkbox"/> Comp Plan Amendment, Map	\$5,000	<input type="checkbox"/> Modification - Minor	\$134
<input type="checkbox"/> Conditional Use, Residential	\$391	<input type="checkbox"/> Modification - Major	\$1,423
<input type="checkbox"/> Conditional Use, Ind. & Comm.	\$525	<input type="checkbox"/> SNR Permit	\$1,047
<input type="checkbox"/> Design Review Type II	\$137	<input type="checkbox"/> Similar Use	\$403**
<input type="checkbox"/> Design Review Type III	\$728	<input type="checkbox"/> Street Vacation	\$1,168
<input type="checkbox"/> Floodplain Permit	\$1,047	<input type="checkbox"/> UGB Expansion	\$28,000
<input type="checkbox"/> Partition, with street dedication	\$669	<input checked="" type="checkbox"/> Variance, Administrative	\$98
<input type="checkbox"/> Partition, no street dedication	\$331	<input checked="" type="checkbox"/> Variance, PC Hearing	\$460
<input type="checkbox"/> Lot Line Adjustment	\$312	<input type="checkbox"/> Zoning Code Amendment	\$1,474
<input type="checkbox"/> Other:			

* plus \$9,000 election deposit ** waived until 2013

Information to Include with Your Application

- Narrative describing the Development Proposal and addressing the Decision Criteria. *All applications will be reviewed based on the Criteria of North Plains Zoning Ordinance. Ask Staff for the applicable chapters to address in your narrative.*
- Application and Filing Fee
- Plans drawn to scale showing:
 - All property boundaries in which development is occurring
 - All adjacent roads (with names and dimensions)
 - Location and dimensions of all existing and proposed accessways/driveways
 - Location, size (area), and setbacks of existing and proposed buildings
 - Location, size, and layout of existing and proposed landscaping
 - Location, number and size of existing and proposed parking areas, including handicapped spaces
 - Location, number and size of existing and proposed loading areas
 - Location, number, size, and types of existing and proposed lighting
 - Location, number, size, and types of existing and proposed fencing and or/screening
 - Pedestrian circulation
 - Outdoor seating areas
 - Flood plains
 - Water courses
 - Significant vegetation
 - Easements

After initial review, the City may require additional information.

Additional Information

In order to expedite and complete the processing of this application, the City of North Plains requires that all pertinent material required for review of this application be submitted at the time application is made. If the application is found to be incomplete, review and processing of the application will not begin until the application is made complete.

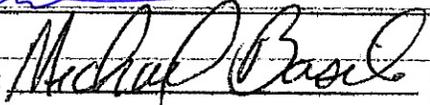
I certify that the statements made in this application are complete and true to the best of my knowledge. I understand that any false statements may result in denial of this application.

I understand that there may be additional costs of processing this application including, but not limited to, planning, engineering, city attorney and administration. The City will notify the applicant if there will be additional costs.

Date: 10/30/13

Signature of Applicant: 

X Date: 10/30/13

X Signature of Property Owner: 

X 10/31/13
X Maria Basile

FOR OFFICE USE			
Received by: _____		Date: _____	
Fee paid: _____	Receipt No. _____	Application No. _____	



STAFF REPORT

Date: July 17, 2013

To: Planning Commission

From: Martha DeBry, City Manager

Subject: Proposed Biggi Subdivision at 31970 NW North Street

REQUEST: Preliminary Plat Approval for a 5-Lot Single family residential subdivision

APPLICANT: Vince Biggi, Biggi Construction, LLC, 11605 SW Normandy Lane, Wilsonville, OR 97070

APPLICANT'S REPRESENTATIVE: Neil Fernando, PE, Emerio Design
6107 SW Murray Blvd., Suite 147, Beaverton, Oregon 97008

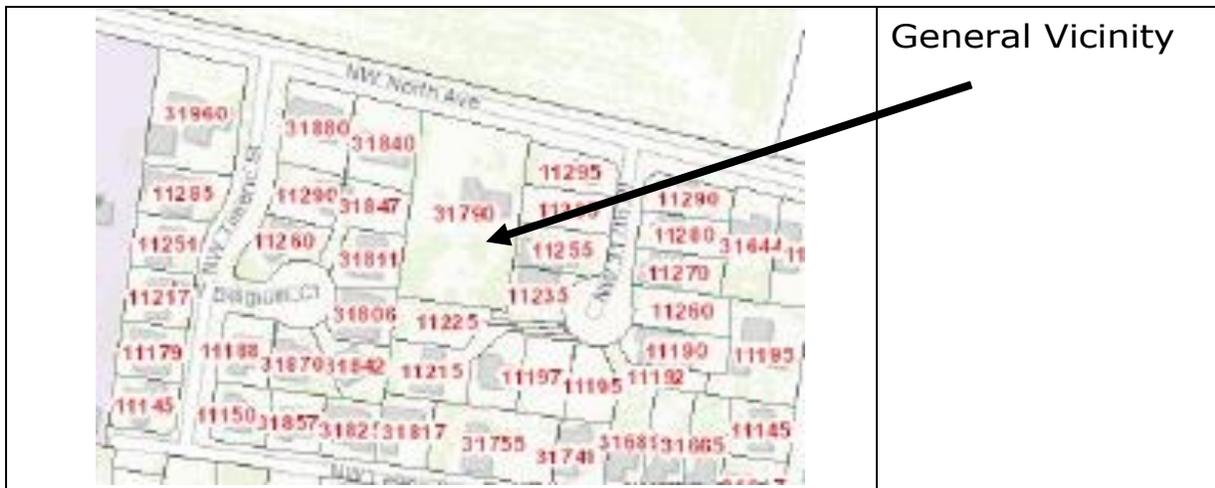
SITE LEGAL

DESCRIPTION: Tax Lot 400; Tax Map 1N3 01BD North Plains, Oregon

SIZE: 0.96 Acres

LOCATION: 31790 NW North Avenue

LAND- USE DISTRICT: R-7.5



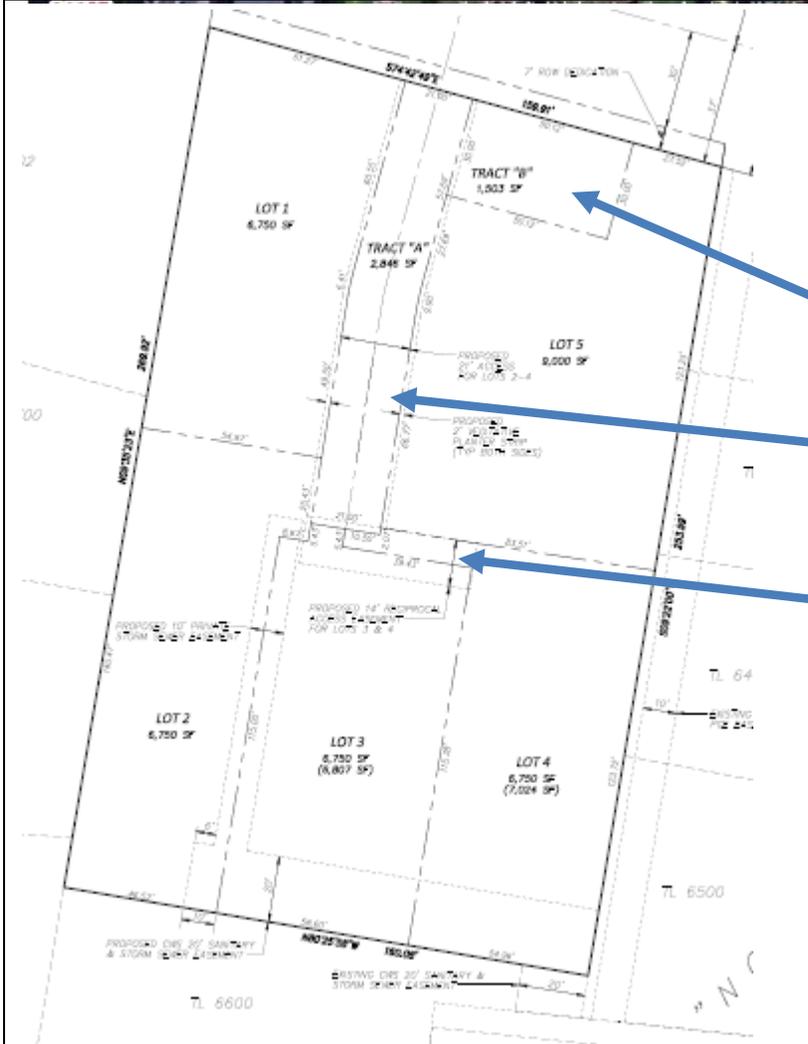


Aerial View

Existing Garage

Existing House

It should be noted all vacant lots to south have been built out since aerial photo was completed.



Subdivision Layout

North Avenue is at the top. A private driveway leads to flag lots 2, 3, and 4. Lot 1 and 5 face North Avenue.

Tract B is facing North Avenue.

Private driveway to be shared by Lots 2, 3 and 4

Flagpole drive between Lots 3 and 4

I. APPLICABLE REGULATIONS

- A. City of North Plains Comprehensive Plan
- B. North Plains Zoning and Development Ordinance:
 - Chapter 16.25: Zoning District R-7.5
 - Chapter 16.125: Lot Development Standards
 - Chapter 16.135: Subdivisions
 - Chapter 16.145: Public Facility and Service Requirements
 - Chapter 16.150: Street Standards
 - Chapter 16.155: Off-Street Parking & Loading
 - Chapter 16.160: Clear Vision Areas
 - Chapter 16.170: Application Requirements and Review Procedures
 - Chapter 16.185: Variance

II. AFFECTED JURISDICTIONS

Domestic Water:	City of North
Plains Drainage:	Clean Water
Services Erosion Control:	Clean Water
Services Fire Protection:	WC #2
Parks:	City of North Plains
Police Protection:	City of North Plains
Schools:	Hillsboro School District
Sewer:	Clean Water Services
Streets:	City of North Plains
Water Quality/Quantity:	Clean Water Services

III. BACKGROUND:

The applicant is requesting preliminary plat approval for a 5-lot subdivision of a 0.96 acre lot designated R-7.5 on the City of North Plains Zoning Map. The subject property is identified by the Washington County Assessor as Tax Lot 1N301BD00400, and is commonly known as 31790 NW North Avenue.

The existing house and detached garage is proposed to remain on Lot 5 with access from NW North Avenue. The proposed new single-family detached dwelling on Lot 1 will have direct access onto NW North Avenue. Lots 2 - 4 will take access off a shared private driveway (Tract A).

The abutting properties are all within the R-7.5 District. The applicant is proposing dedication and street improvements along the site's NW North Avenue frontage. The property to the north is an area of unincorporated County land within the City's Urban Growth Boundary.

All necessary utilities (i.e., power, sanitary sewer, water, etc.) are presently available to the site, as illustrated on the preliminary utility plan.

IV. FINDINGS

A. NORTH PLAINS COMPREHENSIVE PLAN

FINDING: Except where required by the North Plains Zoning and Development Ordinance, this application is not required to address the city's goals and policies related to the development of land, since the North Plains Comprehensive Plan is implemented by the municipal code.

B. NORTH PLAINS ZONING AND DEVELOPMENT ORDINANCE

SECTION 16.20: ZONING DISTRICT R-7.5

16.20.000 Purpose: The purpose of the R7.5 District is to provide for the development of single family uses and limited multi-family residential uses, and to implement the housing policies of the Comprehensive Plan.

FINDING: The proposed subdivision site is 0.96 gross acres in area. The applicant is proposing a 5-lot subdivision for single-family detached dwellings. This standard is met.

16.20.005 Permitted Uses: Permitted Uses subject to the requirements of the Design Review section of this chapter, if applicable. Refer to Zoning Code Use Table.

I. Single family detached dwelling

FINDING: The applicant is proposing the existing detached dwelling remain on proposed Lot 5. Four new detached single-family dwellings are proposed. Therefore, the standards for 16.20.005 is satisfied.

16.20.015 Dimensional Standards: The following dimensional standards are the minimum requirements for all development in the R7.5 District except for modifications permitted under Lot, Building, & Yard Exceptions or Planned Unit Development sections of this chapter. In addition, a minor adjustment of up to 10% of the required setback, area, lot size, lot depth or lot width may be granted by the City Planner pursuant to Variance Review section of this chapter.

FINDING: The applicant is requesting minor variances to lot area for Lots 1-4 and lot width for Lots 1, 3 and 4. The applicant is also requesting a variance

to the lot width of Lot 2. As proposed the other dimensional standards of 16.125.015 have been satisfied, except that Tract B is proposed as a non-conforming lot for the preservation of the existing trees.

A. Lot/Parcel Size

- 1. Single family detached dwelling - 7,500 square feet minimum*
- 3. 9,000 square feet maximum for lots created by subdivision*

FINDING: As proposed Lot 5 where the existing house is located is 9,000 square feet in area. Tract B, which is only 1,503 square feet was created to ensure that Lot 5 did not exceed the 9,000 square foot maximum. The existing home, which was constructed in 1925 is set back a large distance from North Avenue. A circular driveway which is located between the trees on Tract B is used by the current residents. The applicant has confirmed that the owner of Lot 5 is most likely to become the owner of Tract B. Staff is recommending a variance to the lot maximum be granted for Lot 5, and Tract B be incorporated into lot 5, resulting in a total square footage of 10,503 square feet. This variance ensures that a non-conforming lot is not created, and provides continuity in the appearance of the property from North Avenue. Lots 1-4 are requested to have a 10% minor variance to reduce the lot area to 6,750 sq. ft. in area (without the flag pole portion of the lots). The minor variance requests is addressed with 16.185. This standard is satisfied.

B. Lot/Parcel Depth and Width

- 1. The minimum average lot width shall be 60 feet.*
- 2. The minimum lot depth shall be 80 feet.*

FINDING: Lots 1, 3 and 4 are requested to have up to a 9.2% minor variance to the lot width requirement of 60 feet. Lot 2 is requested to have a standard variance to the lot width requirement. The adjustments and variance are addressed below in 16.185. All 5 lots meet the minimum lot depth of 80 feet.

C. Minimum Setback Requirements

- 1. Principle structures, accessory dwellings, and accessory structures with a floor area greater than 200 square feet shall maintain the following minimum yard setbacks except that development on flag lots shall be subject to the setback standards of 16.125.010.*
- 2. Front Yard (Principle structure) 20 feet*
- 3. Garages, carports, accessory dwellings and accessory structures shall be flush with, or recessed behind, the front building elevation of the principle structure.*
- 4. Rear Yard*
 - 10 feet for street-access lots*

- 6 feet for alley-access lots
- 5 feet for Accessory Structures and Accessory Dwellings

5. Side Yard (interior) 5 feet

Side Yard (adjacent to street) 10 feet plus additional necessary to comply with the standards of the Clear Vision Areas section of this chapter.

Accessory Structures and Accessory Dwellings only require a 5 foot Side Yard (adjacent to street) setback, except as provided for in 16.105.

Flag Lots approved 10 feet for all yards, except pursuant to 16.125.010, that the yard facing the garage door shall be a minimum of 20 feet, except as otherwise provided in this chapter.

FINDING: The existing house is compliant with these standards. Setbacks are shown on the submitted site plan. The new single-family dwellings will be required to meet the standards above at building permit review and issuance.

D. Height of Buildings

Buildings shall not exceed a height of 35 feet or two and a half stories, whichever is less. Accessory dwellings (excluding accessory structures) shall not exceed 25 feet in height.

FINDING: The existing house is compliant with this standard. The new single-family dwellings will be required to meet the height standard above at building permit review and issuance.

E. Lot/Parcel Coverage

In the R7.5 District, the maximum lot coverage shall not exceed sixty five (65) percent of the total area of any lot.

FINDING: The existing dwelling does not exceed the 65% coverage standard. All new dwellings will be required to meet the lot coverage standard at building permit review and issuance.

16.20.020 Parking Requirements

At least two (2) off-street parking spaces shall be provided for each single family detached dwelling unit. Parking requirements for all other uses are specified in Off Street Parking and Loading of this chapter.

FINDING: Parking for the existing house on Lot 5 will continue to be provided in the existing garage and driveway. At least 2 off-street parking spaces will be provided for the proposed new dwellings on Lots 1-4 with one in the driveway and one in the garage. This standard is satisfied.

16.20.025 Development Standards

A. *The following standards will be applied to all single family dwellings (site-built, modular and manufactured homes) to be constructed or located in the City of North Plains:*

All single family units shall utilize at least two of the following design features to provide visual relief along the front of the home:

- 1. dormers;*
- 2. gables;*
- 3. recessed entries;*
- 4. covered porch entries;*
- 5. cupolas;*
- 6. pillars or posts;*
- 7. bay or bow windows;*
- 8. eaves (minimum 6" projection);*
- 9. offsets on building face or roof (minimums 16");*

FINDING: Each new dwelling will be required to comply with these standards of 16.20.025 at building permit review and issuance. Specific building plans are unknown at this time.

SECTION 16.125: LOT DEVELOPMENT STANDARDS

16.125.005 Scope

The provisions of this subsection shall apply to all partitions and subdivisions within the City of North Plains.

FINDING: The applicant is proposing a 5-lot subdivision. Therefore, Section 16.125.005 is applicable.

16.125.010 Standards for Lots

A. *Minimum lot area:*

Minimum lot area shall conform to the requirements of the

zoning district in which the lot is located.

FINDING: With variances all lots conform to the requirements of 7.5 zone.

B. Access:

All lots created after the effective date of this Ordinance shall provide a minimum of 20 feet of frontage on an existing or proposed public street, with the following exception:

Flag lots, accessed by a private driveway, may be permitted by the Planning Commission when any of the following conditions are met:

- a. The subject property is surrounded by developed properties and the terrain, shape of the parcel, or the location of existing structures precludes accessing the property with a public street.*
- b. The proposed flag lot(s) front on the arc of a cul-de-sac...*
- c. The subject property is located in the Commercial or Industrial Zoning District...*
- d. The Planning Commission finds that the use of flag lots is necessary due to conditions of terrain or other physical features of the property.*
- e. The Planning Commission finds that the use of flag lots accessing from a collector or local street is preferable to direct access from an arterial street.*

FINDING: Lots 1 and 5 will have at least 20 feet of frontage on a public street, North Avenue. All lots are surrounded by developed properties which preclude accessing the property from a public street. Sections 16.125.010.B (b and c) are not applicable.

Lots 2, 3 and 4 are in a location that precludes the construction of standard size a public street. The applicant proposed that the 20 foot frontage of Tract A be assigned to Lot 2, thereby making it a conforming lot. Because Lots 2, 3 and 4 must share the driveway that is Tract A, all three lots should be designated as flag lots. The entire frontage of the property on North Avenue is 160 feet wide. Lot 5 requires approximately 90 feet of the frontage. As a practical matter, there is not sufficient space to provide a 20 foot frontage for the remaining 4 lots, and flag lots are a desirable solution to minimize the appearance of driveways and allow development of the property. .

C. Flag Lots:

When authorized by the Planning Commission pursuant to the access requirements of Subsection Chapter 16.125.010 (B)(1), flag lots shall be subject to the following development standards:

- a) The access strip shall be a minimum of 15 feet in width, except as required by the Uniform Fire Code. The improved surface shall be a minimum of 12 feet in width, except as required by the Uniform Fire Code. A three-foot wide landscaped planter strip shall be provided between the access strip and the side lot line of the neighboring lot.*
- b) The access strip shall not be included in the calculation of lot area for purposes of determining compliance with any minimum lot size provision of this Ordinance.*
- c) The access strip shall be in fee ownership of the property provided access and shall not be as an easement. In the case of multiple lots having the same access strip, all lots served shall have ownership of an equal amount of the access strip. There shall be provided an easement over the remainder of the access strip for each property served.*
- d) The length of the access strip is subject to the requirements of the Uniform Fire Code, but shall not exceed 200 feet.*
- e) Where more than one flag lots abut, access shall be via a shared drive wherever possible. The shared drive access strip shall be a minimum of 20 feet in width for two lots, and increased by 5 foot increments for each additional lot, with a maximum of four lots having access off of one access strip, except as required by the Uniform Fire Code. The improved surface shall be a minimum of 16 feet in width for two lots and increased by four feet for each additional lot, except as required by the Uniform Fire Code. A two foot wide vegetated planter strip shall be provided between the access strip and the abutting side lot lines.*
- f) Setbacks in Residential Zoning Districts. Subsequent development on flag lots in the R-7.5, R-5 and R-2.5 zoning districts shall provide minimum front, rear and side yard setbacks of 10 feet, except that the yard facing the garage door or carport entrance shall be a minimum of 20 feet.*

FINDING: Lots 2, 3 and 4 are flag lots with a shared access. The access strip is proposed at 21 feet, and the area is not included in the

calculation of the area of lots 2, 3, and 4. As a condition of approval, each flag lot shall share ownership of Tract A in equal proportions and provide access easements as per 16.125.010.C.c. A reciprocal access easement is also proposed for the flag pole portion of the access to Lot 4 across Lot 3. The length of the access strip is less than 200 feet. The proposed access strip is 21 feet, which is 4 feet more narrow than prescribed by 16.125.010.C.e, and has been approved by Washington County Fire District #2. As a condition of approval the paved width must be a minimum of 15 feet, and 3 foot wide planter strip shall be recorded along the east boundary of Lot 1 and west boundary of Lot 5. Setbacks for the flag lots have been shown as 10 feet with a 20-foot garage setback.

D. Through Lots: Through lots shall be avoided except where essential to provide separation of residential development from major traffic arteries, adjacent nonresidential activities, or to overcome specific disadvantages of topography and orientation. Screening or buffering may be required by the Planning Commission during the review of the land division request.

FINDING: No through lots are proposed.

E. Lot Side Lines: The side lines of lots, as far as practicable, shall run at right angles to the street upon which the lots face.

FINDING: Side lot lines are proposed to run at right angles to North Avenue.

F. Lot Grading: Lot grading shall conform to the requirements of Chapter 70 of the Uniform Building Code, hereby adopted by reference, and to the following standards unless physical conditions demonstrate the propriety of other standards:

- a. Cut slopes shall not exceed one and one-half feet horizontally to one foot vertically.*
- b. Fill slopes shall not exceed two feet horizontally to one foot vertically.*
- c. The character of soil for fill and the characteristics of lots and parcels made usable by fill shall be suitable for the purpose intended.*

FINDING: Lot grading will be minimal as the site is quite flat. Lot grading will include grading for the building pads and driveway as needed.

G. Large Lots: In dividing tracts into large lots which at some future time are likely to be re-divided, the applicant's tentative plan shall

also demonstrate that any redevelopment or re-subdivision may readily take place at the planned residential density without violating the requirements of this ordinance.

FINDING: None of the proposed lots are large enough that they could be further subdivided based on the current zoning.

H. Land for Public Process: *Where a proposed park, school or other public use indicated on the Comprehensive Plan is located in whole or in part within a subdivision, the sub-divider shall dedicate and reserve said area for such purpose. Where the City or other public authority has declared its intention to acquire said area, it shall proceed to perfect the title or a contract right to the same within three (3) years from the date of platting, and failing such, this reservation shall automatically expire. The public body shall expeditiously proceed, within its financial ability, to consummate such acquisitions.*

FINDING: The Comprehensive Plan does not designate the site for a park or other public use. Therefore, this standard is not applicable.

16.125.015 Standards for Blocks

A. General: *The length, width, and shape of blocks shall take into account the need for adequate building site size and street width and shall recognize the limitations of the topography.*

FINDING: The proposed development will not change the existing block length, width or shape. The proposed private driveway is not a street and no connection to the south is possible with the existing development.

16.125.020 Easements

A. Utility Lines: *Minimum 5 foot wide easements for sewers, water mains, electric lines, or other public utilities shall be dedicated along the front, side, and rear lot or parcel lines of each lot. Easements shall be centered on lot lines.*

B. Water Courses: *If a tract is traversed by a water course such as a drainage way, channel or stream, a storm water easement or drainage right-of-way shall be provided which substantially parallels the lines of the water course.*

C. Pedestrian and Bicycle Ways: *When desirable for public convenience and access, a pedestrian or bicycle way easement may be required to connect to a cul-de-sac or to pass through an unusually long or oddly spaced block, or to otherwise provide*

appropriate circulation.

FINDING: A public utility easement is proposed along the site's North Avenue frontage. A blanket easement for access and utilities will be placed over Tract A extending 5' feet on either side of the tract. A 20' wide utility easement at the rear of Lots 3 and 4 and a portion of Lot 2 is proposed for sanitary and storm drainage lines. A 10' wide storm easement is proposed between Lots 2 and 3 to provide storm drainage for the private driveway.

16.125.025 Improvement Requirements

B. Subdivisions: The following improvements shall be required for all subdivisions in the City of North Plains.

1. Frontage Improvements: Street improvements to full City Standards shall be required for all public streets on which a proposed subdivision fronts. Such improvements shall be blended to match with existing improved surfaces across the centerline and for a reasonable distance beyond the frontage of the property. Additional frontage improvements shall include: sidewalks, curbing, storm sewer, sanitary sewer, waterlines, other public utilities as necessary, and such other improvements as the City shall determine to be reasonably necessary to serve the development or the immediate neighborhood.

FINDING: Frontage improvements are proposed to meet standards for the site's NW North Avenue frontage. Currently an asphalt concrete walkway is installed along the length of the property. The condition of the walkway at this time is in fair to poor condition with edges wearing down and cracking common. As a condition of approval the applicant is required to provide concrete walkways that match the sidewalk to the east of the property. Comments provided by Washington County and Clean Water Services are incorporated by reference as conditions of approval.

2. Proposed Streets: All public streets within the subdivision shall be constructed as required by the provisions of the Street Standards section of this chapter.

FINDING: No new public streets are proposed. Improvements to North Avenue have been designed to meet applicable standards.

3. Monuments: Upon completion of street improvements, monuments shall be reestablished and protected in monument boxes at every street intersection and all points of curvature

and points of tangency of street center lines. Elevation bench marks shall be established at each street intersection monument with elevations to U.S. Geological Survey datum.

FINDING: Monuments will be set in accordance with this standard.

4. *Sanitary Sewers: Sanitary sewers shall be installed to serve the subdivision and to connect the subdivision to existing mains both on and off the property being subdivided.*

If the required sewer facilities will, without further sewer construction, directly serve property outside the subdivision, the Planning Commission may recommend to the City Council construction as an assessment project with such arrangement with the sub-divider as is desirable to assure financing his share of the construction.

The City may require that the sub-divider construct sewage lines of a size in excess of that necessary to adequately serve the development in question, where such facilities are or will be necessary to serve the entire area within which the development is located when the area is ultimately developed. The City may also require that the construction take place as an assessment project with such arrangement with the sub-divider as is desirable to assure his share of the construction.

FINDING: There is an existing sanitary line in North Avenue. The existing house will retain its connection to this sanitary line and Lot 1 will also connect to the sanitary line in North Avenue. A sanitary extension from the existing sanitary line south of the site in the private drive and utility easement will be extended on the site in a utility easement across the rear of Lots 2, 3 and 4. Lots 2, 3 and 4 will have sanitary laterals to this extension.

5. *Water System: Water lines with valves and fire hydrants serving the subdivision and connecting the subdivision to the city mains shall be installed. The design shall take into account provisions for extension beyond the subdivision to adequately grid the City system and to serve the area within which the development is located when the area is ultimately developed.*

FINDING: The existing house has a water meter from the existing 2" water line in NW North Avenue. The Public Works Department has advised that a 2" main is inadequate to support a fire hydrant for fire suppression purposes. The applicant has proposed extending the existing 8" water main east of the site in North Avenue to the western property line. The existing dwelling will have a

new water meter to connect to the new water line, and the existing water meter to the 2" line will be abandoned. Four new water meters are proposed for Lots 1-4. The nearest hydrant is approximately 185 feet to the east at 317th Place. As a condition of approval a hydrant is proposed to be installed near the shared driveway to better serve residents of the subdivision in Lots 2, 3, 4 which are set back approximately 100 feet from the street.

6. *Street Lights and Street Trees: The installation of street lights and street trees is required at locations and of a type established by City standards.*

FINDING: Street lights and street trees will be placed as required. At a minimum, two street trees must be planted to the west of the shared driveway as a condition of approval.

7. *Street Signs: The installation of street name signs and traffic control signs is required at locations determined to be appropriate by the City and shall be of a type established by City standards.*

FINDING: Street signage will be determined during construction plans. No parking signs will be provided along the private driveway. Because North Avenue is a relatively busy collector street, and the distance of the houses from the driveway, the applicant must install either mailboxes or other monument that would indicate the addresses of the three rear properties in letters that are 4 inches or larger. The purpose of the condition is to provide clear identification of the properties for emergency response personnel.

SECTION 16.135: SUBDIVISIONS

16.135.010 Submittal Requirements for Tentative Subdivision Plan

- A. *All Subdivision applications shall be submitted on forms provided by the City and accompanied by the appropriate filing fee.*
- B. *Each application shall include fifteen (15) copies of the tentative subdivision plan drawn on a sheet of 18 x 24 inches in size at a scale of 1 inch equals 100 feet.*
- C. *The following information shall be shown on the tentative subdivision plan:*
 1. *Proposed name of the subdivision. This name shall not duplicate or resemble the name of any other subdivision in the county and shall be approved by the Planning Commission and the County Surveyor.*

2. *Date, north point and scale of drawing.*
3. *Appropriate identification of the drawing as a tentative plan.*
4. *Description of the subdivision sufficient to define its location and boundaries and legal description of the tract boundaries.*
5. *Names and addresses of the owner, subdivider, and engineer, surveyor, or planner.*
6. *The location, widths and names of both improved and unimproved streets within or adjacent to the tract, together with easements and other important features such as section lines, section corner, city boundary lines and monuments.*
7. *Contour lines related to some established bench mark or other datum approved by the city engineer and having minimum intervals as follows:*
 - a. *For slopes of less than five per cent: two feet, together with not less than four spot elevations per acre, evenly distributed, if necessary.*
 - b. *For slopes of five percent to 15 percent: five feet.*
 - c. *For slopes of 15 percent to 20 percent: ten feet.*
 - d. *For slopes of over 20 percent: 20 feet.*
8. *The location of at least one temporary bench mark within the subdivision boundaries pursuant to ORS 96.060.*
9. *The location and direction of water courses and the location of areas subject to flooding and/or within a designated 100-year flood plain.*
10. *Natural features such as rock outcroppings, marshes, wooded areas and isolated preservable trees having a caliper (diameter) of 6 inches or greater at 4 feet above grade.*
11. *Existing uses of the property and location of existing structures designated historic and cultural resources on the site and structures to remain on the property after platting.*
12. *A vicinity map showing existing subdivisions and unsubdivided land ownerships adjacent to the proposed subdivision and showing how proposed streets and utilities may be extended to connect to existing streets and utilities.*
13. *Proposed deed restrictions, if any, in outline form.*
14. *The location of existing sewage disposal facilities, water mains, culverts, storm drainage facilities and electric lines within and adjacent to the subdivision.*
15. *The location, width, names, approximate grades and radii of curves of proposed streets as shown on any development plan.*
16. *Dimensions and area of each proposed lot.*

17. *Proposed lot and block numbers.*
18. *Proposed sites, if any, allocated for development,*
19. *If the proposed subdivision includes only part of the tract owned or controlled by the subdivider, the City Planner or Planning Commission may require a sketch or tentative layout for streets and lots in the unsubdivided portion.*
20. *Any of the following may be required by the City Planner or Planning Commission to supplement the tentative subdivision plan:*
 - a. *Approximate center line profiles with extensions for a reasonable distance beyond the limits of the proposed subdivision showing the finished grade of streets and sidewalks and the nature and extent of street construction.*
 - b. *A schematic plan for domestic water supply lines and related water service and sewage disposal facilities.*
 - c. *Proposals for storm water drainage and flood control, including profiles of proposed drainage ways.*
 - d. *If lot areas are to be graded or filled, a plan showing the nature of cuts and fills and information on the character of the soil.*
 - e. *Proposals for other improvements such as electric utilities.*

FINDING: The application includes the signed application form, fee, narrative, and plan set addressing the requirements of 16.135.010.

16.135.011 Preliminary Plat Approval Criteria

The City may approve, approve with conditions or deny a preliminary plat based on the following approval criteria:

- A. *The proposed preliminary plat complies with the applicable Development Code chapters and all other applicable ordinances and regulations. At a minimum, the provisions of this section and the applicable sections of this chapter including Zoning Districts, Development Standards, and Streets and Facilities shall apply. Where a variance is necessary to receive preliminary plat approval, the application shall also comply with the Variance section of this chapter;*

FINDING: The proposed subdivision complies with all the applicable Development Code chapters as required. Minor variances are requested to the lot area for Lots 1-4 and lot width for Lots 1, 3 and 4 and the standards in the variance chapter have been addressed in this narrative. One standard

variance to lot width for Lot 2 is also requested and addressed below in this narrative. Staff is recommending an additional variance for Lot 1 to exceed the maximum square footage.

B. The proposed plat name is not already recorded for another subdivision, and satisfies the provisions of ORS Chapter 92;

FINDING: The applicant will pick a subdivision name that is not already in use in Washington County.

C. The proposed streets, roads, sidewalks, bicycle lanes, pathways, utilities, and surface water management facilities are laid out so as to conform or transition to the plats of subdivision and maps of major partitions already approved for adjoining property as to width, general direction and in all other respects. All proposed public improvements and dedications are identified on the preliminary plat;

FINDING: The streets, sidewalks, and utilities have been designed to transition and/or conform with adjacent development.

D. All proposed private common areas and improvements (e.g. homeowners association property) are identified on the preliminary plat;

FINDING: The proposed private driveway (Tract A) is identified on the preliminary plat. As proposed Tract B is for preservation of trees/vegetation and is also shown on the preliminary plat by the applicant. The preservation of the pine, chestnut and monkey trees is not prescribed by the City or other public agency. Since a homeowners association has not been designated for the subdivision, and the owners intention is to sell the property with Lot 5, as a condition of approval Tract B should be incorporated to Lot 5.

E. Evidence that any required State and federal permits have been obtained, or shall be obtained before approval of the final plat;

FINDING: If required, any State and federal permits will be obtained prior to final plat. At this time, no State or federal permits are required.

F. Evidence the improvements or conditions required by the City, road authority, Washington County, Clean Water Services, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met;

FINDING: The City, Washington County and Clean Water services has provided comments on the application, and all conditions prescribed by the agencies are incorporated as conditions of approval.

G. A Traffic Impact Study (TIS) has been provided, if applicable, in accordance with the provisions of Chapter 16.170; and

FINDING: A Traffic Impact Study has not been included at this time as it has not been requested by the City.

H. If any part of the site is located within a Specific Area Plan District, Overlay District, or previously approved Master Planned Development, it shall conform to the applicable regulations and/or conditions.

FINDING: The site is not in a Specific Area Plan District, Overlay District, or a previously approved Master Planned Development.

16.135.012 Lot Access Provisions

In addition to the provisions of this chapter, all lots and parcels shall conform to the specific requirements below, as applicable:

- A. In conformance with the Uniform Fire Code (UFC), a 20-foot wide fire apparatus drive shall be provided to serve all portions of a building that are located more than 150 feet from a public right-of-way or approved access drive.*
- B. When a common drive is to be provided to serve more than one lot, a reciprocal easement which will ensure access and maintenance rights shall be recorded with the approved subdivision or partition plat. The minimum drive width shall be 10 to 15 feet, except as required by the UFC, and improved with an all-weather surface approved by the City.*
- C. Access reserve strips may be required to be granted to the City for the purpose of controlling access to adjoining undeveloped properties.*
- D. Street and building placement and alignment shall be designed so that all future street connections can be made as surrounding properties develop.*

FINDING: Lots 2, 3 and 4 will have shared access onto the proposed private driveway. The private drive is proposed to be paved a minimum of 15' wide. This private drive will provide fire access to lots 2, 3 and 4. Joint

maintenance of the driveway by the owners of Lots 2, 3, and 4 is a condition of approval. Additionally, joint maintenance of the flag pole access to lots 3 and 4 shall be required as a condition of approval.

16.135.013 Flag Lot

Flag lots may be created only when a through street or mid-block lanes cannot be extended to serve abutting uses or future development. A flag lot driveway ("flag pole") may serve no more than two (2) dwellings units, including accessory dwellings and dwellings on individual lots, unless Uniform Fire Code (UFC) standards are met for more units. When UFC standards are met, the maximum number of dwellings shall be four (4). A driveway serving more than one lot shall be a minimum of 15 feet wide, except as required by the UFC, and have a reciprocal access and maintenance easement recorded for all lots. No fence, structure or other obstacle shall be placed within the drive area. The Fire Marshal may require an emergency turn-around. Fire sprinklers may also be required for buildings that cannot be fully served by fire hydrants due to distance from a hydrant of insufficient fire flow.

FINDING: Lots 2, 3 and 4 are proposed flag lots as access through to the east, south or west is not feasible due to existing subdivisions surrounding the site. Each flag lot is required to own a portion of the private driveway (Tract A) with a shared width of 21 feet. A reciprocal access easement is proposed over the flag pole portion of Lots 3 and 4.

SECTION 16.145: PUBLIC FACILITY AND SERVICE REQUIREMENTS

16.145.005 Application of Public Facility Standards

The provisions of Chapter 16.145 Public Facility and Service Requirements shall apply to development within the City of North Plains as listed in the following table. No development permit shall be approved unless the following required improvements are provided to City standards prior to occupancy or operation unless an exception is approved by the City Council per Chapter 16.145.020 or future provision of the improvement is assured per Chapter 16.145.030.

Public Facilities Improvement Requirements Table

	Fire Hydrants	Street Improvements	Water Line	Sewer Line	Storm Drainage & Trees	Street Lights
Partitions, Subdivisions and Manufactured Home Parks	Y	Y	Y	Y	Y	Y

FINDING: The subdivision has been designed to include street improvements, water, sewer, storm drainage, trees and street lights as required by code.

16.145.010 Public Facility Standards

The following public facility standards shall be applicable to all development as specified in the Application Review section of this chapter.

A. Streets

Street improvements required by Chapter 16.145.005 Public Facility & Service Standards shall be provided in compliance with Street Standards of this ordinance.

FINDING: NW North Avenue is proposed to be improved with additional pavement, curb, sidewalk and planter strip. The design is proposed to match the existing street improvement to the east. The proposed private driveway is 20' in width.

B. Storm Drainage

No development permit shall be approved for any property until the City Engineer has reviewed and approved provisions for storm water drainage in accordance with the following criteria:

- 1. For storm drainage across or over the property on which the development is located, there are storm drainage facilities available which are capable of handling a one-hundred year flood without damage to any improvement on the property, or inundation of the lowest habitable floor of any residential structure thereon.*
- 2. For storm drainage along or from streets adjacent to the property on which the development is located, there are storm drainage facilities available in accordance with the City of North Plains adopted street standard.*

FINDING: The existing storm drainage ditch in North Avenue is proposed to be replaced with an underground storm drainage line extension from the existing line to the east to the western edge of the subject property, then to the existing ditch to the west. Storm drainage for Lots 2-4 will be connected to the existing storm line south of the site in an easement at the rear of these lots. Storm drainage for the private driveway will be provided by a catch basin and a storm line between Lots 2 and 3 to the south.

C. Sewage Disposal

No development permit shall be approved until the City Engineer and Clean Water has reviewed and approved provisions for connection to the public sewer system.

FINDING: There is an existing sanitary line in North Avenue. The existing house will retain its connection to this sanitary line and Lot 1 will also connect to the sanitary line in North Avenue. A sanitary extension from the existing sanitary line south of the site in the private drive and utility easement will be extended on the site in a utility easement across the rear of Lots 2-4. Lots 2-4 will have sanitary laterals to this extension.

D. Water Supply

No development permit shall be approved for any property unless all affected water mains are either:

- 1. Fully improved to a standard providing both adequate potable water and fire flows, as established by the applicable State Plumbing Code and approved by the City Engineer; or*
- 2. Improved to a standard providing adequate potable water flows pursuant to the City Water Master Plan and approved by the City Engineer and the Fire Chief for Washington County Fire District No. 2.*

FINDING: The existing house has a water meter from the existing 2" water line in NW North Avenue. A new water main extension to the existing 8" line east of the site in North Avenue is proposed to the western property line. The existing dwelling will have a new water meter to connect to the new water line and the existing water meter to the 2" line will be abandoned. Four new water meters are proposed for Lots 1-4.

SECTION 16.150: STREET STANDARDS

16.150.005 Scope

The provisions of this Subsection shall be applicable to:

- A. The construction, dedication or creation of all new public or private streets in all subdivisions, partitions or other developments in the City of North Plains.*
- B. The extension or widening of existing public or private street rights-of-way, easements, or street improvements, including those which*

may be proposed by an individual or the City, or which may be required by the City in association with other development approvals.

C. The construction or modification of any utilities or sidewalks in public rights-of-way or private street easements.

FINDING: NW North Avenue is proposed to be improved with additional pavement, curb, sidewalk and planter strip. The design is proposed to match the existing street improvement to the east. The proposed private driveway is 20' in width.

16.150.010 General Provisions

The following general provisions shall apply to the dedication, construction, improvement or other development of all public streets in the City of North Plains:

A. The location, width, and grade of streets shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and to the proposed use of the land to be served by the streets.

FINDING: NW North Avenue is proposed to be improved with additional pavement, curb, sidewalk and planter strip. The design is proposed to match the existing street improvement to the east. The proposed private driveway is 20' in width.

B. Development proposals shall provide for the continuation of existing principal streets where necessary to promote appropriate traffic circulation in the vicinity of the development.

FINDING: NW North Avenue is proposed to be improved with additional pavement, curb, sidewalk and planter strip. The design is proposed to match the existing street improvement to the east. The proposed private driveway is 20' in width.

C. Reserve strips: ...

D. Alignment:...

E. Future extension of streets: ...

F. Intersection angles: ...

FINDING: 16.150.010 C-F are not applicable to this application.

G. Existing streets: Whenever existing public streets adjacent to or

within a tract are of inadequate width, additional right-of-way shall be provided at the time of subdivision or development.

FINDING: NW North Avenue currently has 30' of right-of-way to centerline. Therefore, the subdivision is proposing a 7' wide dedication along North Avenue to get the right-of-way to 37' from centerline.

H. Cul-de-sacs:...

I. Street names: ...

J. Grades and curves: ...

K. Marginal access streets: ...

L. Alleys: ...

FINDING: No new streets are proposed. Therefore, this standards for 16.150.010 H-L are not applicable.

M. Sidewalks shall be a minimum of five feet in width. Curbs and sidewalks shall be required along both sides of all public streets. All new development upon lots, tracts or parcels of land adjacent to a public street will be required to construct curbs and sidewalks.

FINDING: Sidewalk along the site's NW North Avenue is proposed and meets the standards above.

N. Street trees, where provided, shall not be of a species which has a shallow spreading root system which is likely to disturb sidewalk or street improvements.

FINDING: Street trees will be required along the frontage of North Avenue and will comply with 16.150.010.N.

O. Access Spacing Standards shall, to the greatest extent possible, comply with Washington County's standards and the most recently adopted public works/street standards of the City of North Plains. Washington County's access spacing standards by street functional classification are as follows:

Major Arterial: 1,000 feet

Minor Arterial: 600 feet

Major Collector: 150 feet

Minor Collector: 50 feet

Local Street: 10 feet

FINDING: No new streets are proposed. Therefore, 16.150.010.O is not applicable.

16.150.115 General Right-of-Way and Improvement Widths

Construction specifications for all street and right-of-way improvement widths shall comply with the criteria of the most recently adopted public works/street standards of the City of North Plains, the North Plains Transportation System Plan, and/or Washington County standards. These standards shall be the minimum requirements for all streets, except where modifications are permitted under this chapter or the Street Standard adopted by the City Council of North Plains, whichever is less restrictive. Refer to Figures 5-2A-5-2P in the Transportation System Plan for detailed diagrams depicting street right-of-way, improved, and roadway width requirements.

FINDING: NW North Avenue is proposed to be improved with additional pavement, curb, sidewalk and planter strip. The design is proposed to match the existing street improvement to the east.

SECTION 16.155: OFF-STREET PARKING AND LOADING

16.155.015 Automotive Parking Requirements

A. Residential

1. Detached single family Two (2) spaces per dwelling unit

FINDING: Parking for the existing house on Lot 5 will continue to be provided in the existing garage and driveway. At least 2 off-street parking spaces will be provided for the proposed new dwellings on Lots 1-4 with one in the driveway and one in the garage.

SECTION 16.160: CLEAR VISION AREAS

16.160.000 Requirements

Except in the C-1 zone, a clear vision area shall be maintained on the corners of all property adjacent to the intersection of two streets, a street and a railroad, or a driveway providing vehicular access to a public street, including alleys.

A. Lots or parcels on street corners (public and/or private) shall maintain a sight triangle with no sight obstruction between three (3) feet and ten (10) feet in height as measured from street grade. Sight obstructions include, but are not limited to, fences,

vegetation, berms, signs and structures. The sight triangle shall be measured from the street corner (apex), to a distance of twenty (20) feet along each street side (see Figure 1). For the purpose of this Section, a street corner is defined as that point where the extended edges of the road surface of two intersecting streets meet. The City may require additional vision clearance based on a hazard identified by the City. However, tree trunks and sign poles not exceeding 12 inches in diameter may be located within the vision clearance area, provided the diameter does not exceed 24 inches.

- B. A private access shall be treated as a public street for the purpose of this section. The vision clearance area shall be determined in the manner set forth form in Chapter 16.160.000.010(A). The edge of the paved surface area of the private access, be it roadway, curb or sidewalk, shall be treated as the right-of-way line in determining the vision clearance area.*

FINDING: Site vision triangles are provided at the intersection of the private driveway and NW North Avenue.

SECTION 16.170: APPLICATION REQUIREMENTS AND REVIEW PROCEDURES

16.170.000 General Provisions

The following lists set forth the type of review procedure for administrative and land use applications:

B. Type II Land Use Permit by Planner

- 8. Minor Variance Permit up to 10% of the standard*

C. Type III Quasi Judicial Permits by Planning Commission

- 14. Subdivision Permit*
16. Variance Permit

FINDING: The applicant is proposing a 5-lot subdivision (Type III review). The applicant is also requesting two minor variances to lot area for Lots 1-4 and lot width for Lots 1, 3 and 4 (Type II review). The applicant is requesting a standard variance to lot width for Lot 2 (Type III review). The entire application is being presented to the Planning Commission as a Type III review.

16.170.001 Pre-application Conference

A pre-application conference is recommended for a Type II, III and IV permit. The applicant shall file the appropriate application, pay the review fee and meet with the City Planner, other city staff and affected agencies. At the conference the City Planner shall identify the relevant comprehensive plan policies, map designations, zone and development standards and procedural requirements applicable to the application. The planner and affected agencies shall provide technical data and identify opportunities or constraints concerning the application.

Failure of the City to provide any information required by this section does not constitute a waiver of any of the standards, criteria or requirements for the application. Due to possible changes in federal, state, regional and local law, the applicant is responsible for assuring the application complies with all applicable laws on the day the application is deemed complete.

FINDING: A formal pre-application meeting was not held. The applicant did contact the City to have a pre-app and was directed to move forward with the application after reviewing the preliminary proposed plan via email.

16.170.002 Neighborhood Meeting

Applicants or their representatives are encouraged to meet with adjacent property owners and neighborhood representatives prior to submitting an application to the City in order to solicit input and exchange information about the proposed development. The applicant for a Type III application is encouraged to hold a neighborhood meeting with a recognized neighborhood or community organization. If no organization exists, then the applicant is encouraged to hold a meeting with adjacent property owners within a radius of 250 feet who will receive public notice.

FINDING: A neighborhood meeting was held for this proposed subdivision on October 2, 2013.

16.170.003 Traffic Impact Study

The purpose of this section of the code is to assist in determining which road authorities participate in a land use decision, and to implement Section 660-012-0045 (2) of the State Transportation Planning Rule that requires the City to apply conditions to development proposals in order to minimize impacts and protect transportation facilities. This Chapter

establishes the standards for when a proposal must be reviewed for potential traffic impacts; when a Traffic Impact Study must be submitted with a development application in order to determine whether conditions are needed to minimize impacts to and protect transportation facilities; what must be in a Traffic Impact Study; and who is qualified to prepare the Study.

A. When a Traffic Impact Study is Required: The City or other road authority with jurisdiction may require a Traffic Impact Study (TIS) as part of an application for development, a change in use, or a change in access. A TIS shall be required when a land use application involves one or more of the following actions:

- 1. A change in zoning or a plan amendment designation;*
- 2. Any proposed development of land use action that a road authority states may have operational or safety concerns along its facility;*
- 3. An increase in site traffic volume generation by 300 Average Daily Trips (ADT) or more; or*
- 4. An increase in site traffic volume of a particular movement to and from the State Highway by 20 percent or more; or*
- 5. An increase in use of adjacent streets by vehicles exceeding the 20,000 pound gross vehicle weights by 10 vehicles or more per day; or*
- 6. The location of the access driveway does not meet minimum sight distance requirements, or is located where vehicles entering or leaving the property are restricted, or such vehicles queue or hesitate on the State Highway, creating a safety hazard; or*
- 7. A change in internal traffic patterns that may cause safety problems, such as back up onto a street or greater potential for traffic accidents.*

FINDING: The increase in site traffic (4 new dwellings) will have a volume generation of less than 300 Average Daily Trips. Average Daily Trips for the 6 new dwellings will be 39 trips.

SECTION 16.185: VARIANCES

16.185.010 Type III Review Criteria

A variance may be authorized upon adequate demonstration by the applicant that the proposed variance satisfies the following criteria:

A. That special conditions and circumstances exist which are peculiar to the land, building or structure involved;

FINDING: The applicant is requesting a variance to the minimum lot width for Lot 2. The proposed lot width is 46.52', which is a reduction of 22.5% of the 60' minimum of the R-7.5 zone. The shape of the existing lot and the existing house and many mature trees to remain impacts the way the lot can be divided as a subdivision. The existing lot line along the southern property line is only 160.08 feet in width. Therefore, there is not enough distance to have three 60' wide lots along this property line. Density for the site allows for 5 lots.

B. That granting the proposed variance would be in the public interest and would be in harmony with the purpose of the underlying zoning district and the intent and purpose of this Ordinance;

FINDING: The construction of 5 homes on this site is consistent with the R7.5 zoning.

C. That the variance would result in minimal detriment to the immediate vicinity;

FINDING: The proposed variance to the minimum lot width for Lot 2 will not be detrimental to the immediate area. The variance allows for the existing dwelling to remain and some large trees to remain on-site and for the site to have a density of 5 units.

D. That the variance requested is the minimum variance which would make possible the reasonable use of the applicant's land, building or structure; and

FINDING: The proposed variances are the minimum variance that allows for the site to be developed with a density of 5 units, which is the reasonable and allowed use of the land.

E. That the special conditions and circumstances on which the application is based do not result from the negligent or knowing violation of this Ordinance by the applicant.

FINDING: There is no violation of this Ordinance by the applicant.

16.185.015 Type II Review Criteria

Minor variances, not to exceed 10%, from lot size, depth, width, area, coverage, landscaping and setback standards may be authorized administratively upon adequate demonstration by the applicant that the proposed variance satisfies the following criteria; administrative variances shall be processed in accordance with Application Review section of this chapter:

A. That special conditions and circumstances, such as lot shape and configuration, exist which are peculiar to the land, building or structure involved;

FINDING: The applicant is requesting two minor variances:

First, lot area for Lots 1-4 is proposed to be 6,750 sq. ft. or 90% of the required minimum lot area for the R-7.5 zone. The shape and location of the existing the existing house greatly impacts the way the lot can be divided as a subdivision. The most practical way to access the southern portion of the site is to provide access in the middle of the lot. The alternative would be to approach from the west boundary which would create longer flagpole accesses.

Second, lot width for Lots 1, 3 & 4 are proposed to be reduced by 2.4% to 9.2%. The existing lot line along the southern property line is only 160.08 feet in width. Therefore, there is not enough distance to have three 60' wide lots (180 feet) along this property line.

B. That the variance would result in minimal detriment to the immediate vicinity.

FINDING: The proposed adjustments to the minimum lot area for Lots 1-4 and minimum lot width for Lots 1, 3 & 4 will not be detrimental to the immediate area. The adjustments allow for the existing dwelling to remain and large trees to remain on-site.

C. An application for an Administrative Variance is limited to one lot per application.

FINDING: Because the applicant is requesting multiple variances, all variances are being presented to the Planning commission as part of Type III review.

D. No more than three Administrative Variances may be approved for one lot or parcel in 12 months.

FINDING: All variance requests are being considered as part of the Type III review.

16.185.020 Conditions of Approval

In approving an application for a type III variance, the Planning commission may impose such conditions as it deems appropriate to ensure the intent of this Section is carried out. Such conditions shall be reasonably related to the variance criteria set forth in this chapter.

Finding: Staff is recommending an additional variance be required for Lot 5 causing the area of Tract B to be incorporated in the lot. The creation of Tract B as a substandard lot is inconsistent with the underlying zone.

V. SUMMARY AND CONCLUSIONS

Based upon the findings of this report and the submitted supplemental graphics material, the applicant has demonstrated compliance with the requirements of the relevant sections of the North Plains Zoning and Development Ordinance for the requested 5-lot subdivision in the R-7.5 District. Therefore, the request should be approved.

MEMORANDUM

Date: December 4, 2013
To: Margaret L. Reh, Deputy City Recorder, City of North Plains
From: Jackie Sue Humphreys, Clean Water Services (the District)
Subject: North Avenue 5-Lot Subdivision, 1N301BD00400

Please include the following comments when writing your conditions of approval:

PRIOR TO ANY WORK ON THE SITE AND PLAT RECORDING

A Clean Water Services (the District) Site Development Permit must be obtained prior to plat approval and recordation. Application for the District Site Development Permit must be in accordance with the requirements of the Design and Construction Standards, Resolution and Order Nos. 07-20, 08-28, and 09-25 (CWS Standards), or current R&O in effect at time of Engineering plan submittal, and is to include:

- a. Compliance with all provisions of the District's Standards.
- b. Detailed grading and erosion control plan. An Erosion Control Permit will be required. Area of Disturbance must be clearly identified on submitted construction plans. If site area and any offsite improvements required for this development exceed one-acre of disturbance; project will require a 1200-CN Erosion Control Permit.
- c. A drainage report including a downstream drainage analysis meeting the requirements of R&O 07-20, Section 2.04.2.m will be required. If downstream storm conveyance does not have the capacity to convey the volume during a 25-year, 24-hour storm event, the applicant is responsible for mitigating the flow as provided in the above named design standards.
- d. Detailed plans showing each lot within the development having direct access by gravity to public storm and sanitary sewer. The extension of off-site sewer may be necessary to serve the parcels and the street frontage.

- e. Plans showing storm service requirements to each lot. If private lot LIDA systems proposed, must comply with the current CWS Standards and Washington County Plumbing Standards.
- f. Any offsite sanitary or storm sewer improvements identified as part of this development may require additional offsite street improvements/restorations. All transportation-related infrastructure, (including but not limited to roadway surfaces and base material) influenced by sanitary or storm sewer improvements, shall be restored to original or better condition.
- g. Provisions for water quality in accordance with the requirements of the above named design standards. Water Quality is required for all new development and redevelopment areas per R&O 07-20, Section 4.05.5, Table 4-1. Access shall be provided for maintenance of facility per R&O 07-20, Section 4.02.4.
- h. Show all existing and proposed easements on plans. Any required storm sewer, sanitary sewer, and water quality related easements must be granted to Clean Water Services.
- i. Any proposed offsite construction activities will require an update to the current Service Provider Letter for this project.

PRIOR TO SEWER CONNECTION PERMIT ISSUANCE

1. The above noted improvements must be completed to the District's satisfaction.
2. The as-constructed drawings (as-builts), or a bond guaranteeing the as-builts, shall be submitted and accepted by the District.

CITY OF NORTH PLAINS

NOTICE OF PUBLIC HEARING & REQUEST FOR COMMENTS

The purpose of this notice is to invite comments on:

An application requesting the approval of a preliminary plat for a 5-lot subdivision of single-family detached dwellings on a 0.96 acre lot designated R-7.5 on the City of North Plains Zoning Map. Tax lot #1N301BD400 commonly known as 31790 NW North Avenue.

**The City will accept all written comments received prior to the hearing scheduled for
December 11, 2013, at 7 p.m.**

North Plains Senior Center, 31450 NW Commercial Street, North Plains, Oregon 97133



LOT SIZE: 0.96 acres

ZONING: R-7.5

OWNER AND APPLICANT: Emerio Design (Neil Fernando)

DATE OF THIS NOTICE: November 21, 2013

WHAT IS THE DECISION PROCESS? The North Plains Planning Commission will make a decision on the application for a preliminary plat for a 5-Lot single family residential subdivision after the public hearing. The Planning Commission's decision may be appealed to the City Council.

HOW CAN I REVIEW THE DOCUMENTS AND STAFF REPORT? You can review application and staff report materials at City Hall, online after December 4, 2013 at www.northplains.org or request a copy by emailing martha@northplains.org

INFORMATION TO INCLUDE IN COMMENTS: Issues which may provide the basis for an appeal to the Land Use Board of Appeals shall be raised in writing prior to the expiration of the comment period. Issues shall be raised with sufficient specificity to enable the decision maker to respond to the issue. Failure of an issue to be raised in a hearing, in person, or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue, precludes appeal.

PROPERTY: (CONT.) 31790 NW NORTH AVENUE

Name: Robert Vincent

Organization or Business (If Any):

Address: 11255 NW 317th PL

Phone # (Optional): 503-447-1153

Date: Nov-23-2013

COMMENTS:

I have talked to Mike and Neil and have voiced my concerns to them. As long as they keep the runoff of water from coming into my yard and do not cut the trees or arbor sides down I am fine with their designs even if they cut the trees down because its his lot and he should be able to do what he wants as long as he is within all city and state regulations

Please return by one of the following ways:

MAIL: 31360 NW Commercial Street, North Plains, OR 97133

IN PERSON: City Hall, 31360 NW Commercial Street, North Plains, OR

E-MAIL: martha@northplains.org

Please contact City Manager Martha DeBry at (503) 647-5555 with any questions

Thank you!

CITY OF NORTH PLAINS
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**Chapter 15.01
NORTH PLAINS COMPREHENSIVE PLAN**

Sections:

- 15.01.010 Introduction
- 15.01.020 Terminology Used in Comprehensive Plan
- 15.01.030 Vision Statement Introduction
- 15.01.050 The Vision
- 15.01.060 Features of the Vision

15.01.010 INTRODUCTION

The City of North Plains is a rural residential community located in western Washington County on the western fringe of the Portland metropolitan area. Platted in 1910, the community was incorporated in 1963. In 1980 the community had approximately 750 residents. ~~By 2010, population reached 1,970. It is anticipated that population will continue to grow at a slow and steady pace, eventually reaching the 4,000 residents projected in in the early 2020's.~~

~~which is expected to approach 2000 residents by the year 2000.~~

While maintaining its small town character, the citizens and elected officials of North Plains look to continued growth and prosperity. To this end, the City has embarked on a comprehensive land use planning process designed to:

- Address the statewide planning goals of the Land Conservation and Development Commission (LCDC);
- Encourage orderly and coordinated urban growth and provide urban level services in an efficient and economic manner;
- Enhance community livability and encourage economic expansion; and
- Preserve the community's character and natural resources for future generations.

15.01.020 TERMINOLOGY USED IN COMPREHENSIVE PLAN

1. **GOAL:** The Statewide Planning Goal as determined by the State Legislature and administered by the Land Conservation and Development Commission.
 - A. **OBJECTIVE:** The specific City concerns toward which effort is to be directed.
 - B. **POLICY:** The policy statements set forth a guide to City courses of action which are intended to carry out the Goals and Objectives of the Plan.

The policy statements present to City officials and potential developers a clear picture of the City Council's position on matters pertaining to physical improvements and developments.

- C. PLAN ELEMENT:** A section of the Plan. Each section begins with a general statement of conclusions on which the policies are based.
- D. INVENTORY:** The known facts (supportive material) that are applicable to the plan element.
- E. IMPLEMENTATION:** The Process by which policy will be realized in the community.

15.01.030 VISION STATEMENT INTRODUCTION

Recently the people of the City of North Plains have seen many changes in their community. They and have decided to create this Vision Statement as the foundational document for:

1. Taking a pro-active approach to controlling their own destiny by creating a new community identity with projections to the Year 2040.
2. Improving their ability to obtain their fair share of future growth and economic development by expanding their jurisdictional boundaries, where appropriate.
3. Enhancing the livability of and encouraging pride in the community by stressing the city's unique character. To include, but not limited to, the agricultural/forest products/railroad legacy, and pioneer heritage of North Plains. To plan for growth that is compatible and well-connected with the existing city. The City shall make a livable, walk-able community a key element of the City's future.
4. Striving to be a complete community that provides a place for its citizens to live, work, shop, have convenient access to schools, and maximizes access to fire, life and safety services. All these elements combined will enhance the livability of North Plains.
5. Striving also to be a sustainable community by providing jobs and services within the city. Maintaining a compact urban form while having access to jobs and services will reduce the reliance on the automobile and vehicle miles traveled. This will also lead to improvement in air quality and further enhancing the livability of North Plains.
6. This vision statement is to provide guidance to the City for interpreting and amending the Comprehensive Plan and Zoning and Development Ordinance. This Vision Statement is intended to provide guidance for approval of individual.

15.01.050 THE VISION

We, the City of North Plains, shall create a new community identity by focusing on the following concepts:

1. Livability - We will establish a community that is based on the notion of livability and the principles of new urbanism. At the forefront of these principles is the walk-able neighborhood that is highly connected through a traditional street grid network that facilitates pedestrian traffic. These principles call for increased density and a range of residential, commercial and retail uses within walking distance of each other. Such compact communities promote greater pedestrian traffic without excluding automobiles. Major roads are designed to be at the edges of neighborhoods so as not to disrupt the pedestrian movement or rent the social fabric. Neighborhoods will have defined centers which include public spaces such as a park or community square.

Architecture and landscape design will celebrate local history, climate, ecology, and building practices. Commercial buildings will be designed to front on pedestrian-friendly streets rather than parking lots or major highways and houses are primarily designed with garage doors and driveways facing rear alleys so as not to conflict with sidewalks, to promote social interaction between residences and passers-by and to increase safety by accommodating more "eyes on the neighborhood". Housing will be situated relatively close to the city's center, thereby enhancing the center's economic viability. Developing offices, retail and residential spaces within the same neighborhoods will create an aesthetically appealing street scene. A sense of community and belonging will be promoted by mixing development uses such as parks, schools, homes, shopping and jobs close to one another and by providing a range of housing options that facilitates diversity in income and age levels, ethnic backgrounds and family units that live and work in the same neighborhood.

Commented [MD1]: Code does not promote this

Commented [MD2]: East is cut off from City Center

Commented [MD3]: Is a ½ mile adequately close?

No definition of size of a neighborhood

As a result, it is our goal that our community will a) promote healthier lifestyles that reduce stress by reducing vehicle miles traveled and by providing pedestrian-friendly narrow streets, b) facilitate greater community involvement through mixed-use land planning and quality architecture, and c) cultivate stronger social equity through diversity in housing choices and less dependence on the automobile.

2. Quality - We will be known throughout the state for the effort of our people to maintain and enhance our small town roots while being a good, healthy, and economically viable place to live and work.
3. Difference - We are different from any other community in Washington County and our ability to enhance our identity will be credited to the foresight, creativity and action of the people, our greatest asset.
4. Diversity - Given our potential to develop yet untapped assets, we will become more diverse physically, culturally and economically. We will anticipate and

embrace this trend.

5. Opportunity, Equity, and Fairness - Our community will be shaped by the people who live and work here, and will offer a place where individual effort is supported and encouraged, where people care about each other, and where we actively pursue our fair share of future opportunities coming to the region.
6. Character - We will create a sense of place, an identity that is clearly apparent and consciously embraced.
7. Growth - We will continue to grow and become a place where jobs, affordable housing, and public services are available and capable of meeting the needs of the evolving urbanizing population. We will become a net importer of jobs. The City will encourage, where possible, expansion to the north and east to maximize connectivity and availability of existing services.
8. Accessibility - We will grow dramatically along our major existing transportation routes, the local system assets of State Highway 26, Glencoe Road, Dersham Road, Jackson Road and the Burlington Northern Rail Line. Mobility will be planned for and provided through an efficient, balanced transportation system, as well as with safe and adequate connections to the regional transportation network.
9. Density - We will continue to recognize the importance of balancing low, medium and high density land use.
10. Linkage - We will put considerable and thoughtful effort into ensuring that quality relationships are maintained between urban and rural uses, town center and residential fringe, and the City and the people. Future growth of the City should avoid significant barriers such as Highway 26.
11. Natural Areas - Our identity in the future will be also tied to our natural and open space areas linked by functional wildlife and recreational corridors, including McKay Creek, its tributaries, and the ~~new~~ Pumpkin Ridge Golf Courses.
12. Central Town Square - We will create a mixed use, urban density, pedestrian oriented, economic activity center, accessible by transit as well as rail, and exemplifying quality urban design with a small town flavor.
13. Conservation - We will be guardians of our natural, historical and cultural heritage, mindful of what we have inherited and equally mindful of what we have to contribute to the future.
14. Workable - Our vision shall be a model for the way we can manage our growth in practical and cost-effective ways so that we ensure we have a viable economic future while preserving our livability.
15. Continuity - We are committed to seeking and choosing the direction for our future through long-term planning while addressing the demands of the day.

16. Coordination - Successful management of our comprehensive plan and vision statement will require the cooperation and coordination of federal, state and regional agencies, county and city governments, and special districts.

15.01.060 FEATURES OF THE VISION

1. The development of goals, policies, ordinances and implementation plans of the City to:
- A. Create new and expand old jurisdictional boundaries to actively control land use planning on lands outside the City limits:
 - i. By expanding of the Area of Interest of the Urban Planning Area Agreement with Washington County to include the Pumpkin Ridge Golf Courses, the Jackson road interchange, and all property between in the short term,
 - ii. Expansions of the urban growth boundary to include additional commercial, industrial, community service, and residential lands to the west, north, east and south,
 - iii. Amendments to the goals and policies of the Comprehensive Plan to achieve the vision,
 - iv. Updated comprehensive inventories and commissioned economic and transportation studies to clearly illustrate our needs,
 - v. By amending as necessary the Urban Planning Area Agreement with Washington County,
 - vi. By amending annexation policies to encourage balanced growth, and
 - vii. Creation of urban holding zones and reserve areas inside and outside the City.
 - B. Maintain and enhance the City's existing character as an independent neighboring city.
 - C. Acknowledge and appropriately plan for our recognized assets, such as the award winning Pumpkin Ridge Golf Courses, and the older existing assets of the established industrial uses, historical Glencoe town site, and adjacent major transportation corridors.
2. Mixed use, pedestrian friendly, economically viable town square centered on a new rural town civic center and park, post office, retail commercial, urban residential, and office uses. New neighborhoods should be well connected with the existing community through multiple pathways and extensions of the of the existing and future grid systems.

Commented [MD4]: Not clear what this means

3. Well planned mixed residential neighborhoods and commercial uses surrounding the central town square.
4. Natural pedestrian ways and bike paths throughout town.
5. Buffer incompatible neighborhoods from each other to enhance livability.
6. Redevelopment of central town square to encourage small town commercial and residential mix creating a "live-work" community.
7. Expand public transportation to the area with eventual public transit connection to the south.
8. Commercial and industrial development along Burlington Northern Rail Line and along county road corridors (Dersham, Gordon, Glencoe, and Jackson School Roads) with buffered and complimentary mixed residential use.
9. Preserve and increase natural areas, parks and dedicated open space.
- ~~10. Redirect existing industrial truck traffic off Commercial Avenue through a new Gordon Road interchanges.~~
11. Street trees and tree lined boulevards on main arterials (i.e.- Glencoe Road) with gateway presentation from the Sunset Highway.
12. All utilities underground except in cases of significant impacts to natural areas.
13. Linear park and wetlands along McKay Creek and its tributaries, combined with nature and wildlife trail including outdoor educational exhibits displaying new landscape, wetlands and erosion control in the community.
14. Continue to attract or develop major regional events, such as PGA golf tournaments, music contests, or special festivals.
15. Walking tour of historical community homes, buildings and sites.
16. Community facilities such as library, swim center, jogging trail, and parks.
17. Expand North Plains postal service routes into surrounding area to encourage identity.
18. Continued citizen involvement in the process of creating and enhancing the vision, by encouraging strong citizen participation by the residents of North Plains, their Planning Commission and City Council.
19. Plan neighborhoods and districts with clear centers, edges and connections that reinforce a small town character.
20. Provide a connected street pattern with direct and convenient connections to

Commented [MD5]: Not clear - Does this buffer commercial from residential or R7.5 from R2.5

Commented [MD6]: This should be addressed

Commented [MD7]: This is substantially complete

Commented [MD8]: Interchange is in process, and design of Glencoe is complete

Commented [MD9]: Does this apply to existing neighborhoods?

Commented [MD10]: To what does this refer?

Commented [MD11]: Not within City's control

|

key destinations.

21. Create a town plan that reinforces the prominence and accessibility of the town center.
(ORD. 288 - Adopted: October 29, 2001) (ORD. 301 - Adopted: October 24, 2002 - Repeals ORD. 288) (ORD. 306 - Adopted: May 5, 2003 - Amends ORD. 301)

Chapter 15.02 NORTH PLAINS COMPREHENSIVE PLAN ELEMENTS

15.02.010 CITIZEN INVOLVEMENT

The opportunity for the active participation of the residents and landowners of an area in the preparation of a community's comprehensive plan is not just mandated by state law, but is also the only realistic means of assuring that the community's planning efforts will be worthwhile and meaningful endeavors.

A Community's leaders must not only provide the public with a chance to view and respond to the planning documents and studies, but must also affirmatively seek out and request the involvement of the community's citizens. Otherwise, all of the citizen feedback will come during the final hearings on the plan and a great deal of it will then be negative. Small communities such as the City of North Plains do not have the resources to prepare, adopt, and revise plans that have limited support of at least a significant portion of the community's citizens.

Goal 2 of the Statewide Planning Goals also provides that "opportunities shall be provided for review and comment by citizens and affected governmental units during preparation, review, and revision of plans and implementation ordinances." Just as the involvement of the community's residents is important to the preparation and review by all of the community's providers of governmental services (the County; school and fire district, etc.), public utilities (telephone, power, gas, etc.), and transportation services (railroad, public transit, etc.) is essential.

The community's businesses and industries (including agricultural businesses) must also be involved since these activities are often not only strongly influenced by the results of a comprehensive planning effort, but are also often, due to their impact on the economic health of the area through payrolls and taxes, an important means by which the goals and objectives of a community may be achieved.

Many of the mechanisms for involvement of the area's residents are also appropriate for the involvement of these other governmental, public utility, and transportation providers as well as businesses and industries.

15.02.014 STATEWIDE PLANNING GOAL 1

To develop a Citizen Involvement Program that insures the opportunity for citizens to be involved in all phases of the planning process.

15.02.015 CITY OBJECTIVES AND POLICIES

1. **OBJECTIVE:** An effective Citizen Involvement Program requires that an officially recognized body (Committee for Citizen Involvement - C.C.I.) be responsible for overseeing and reviewing the effectiveness and impact of the program.

A. POLICIES:

- 1) The Citizen Involvement Program will be directed by the City's Planning Commission sitting as the Committee for Citizen Involvement.
- 2) Not less than once every two years, the City Planning Commission shall normally evaluate the City's Citizen Involvement Process and shall report its

findings in writing to the City Council along with recommendations as appropriate for improving the program.

Commented [MD1]: Does not appear to have occurred since 2007

3) CPO No. 8 is recognized as a Citizen Planning Advisory Committee

2. **OBJECTIVE:** The Citizen Involvement Program should recognize the need for a number of different forms of communication.

A. POLICIES:

1) Information about the City's planning activities and noting upcoming meetings, workshops, etc. shall be included in the City newsletter.

2) News articles on the planning effort shall be prepared each month and be made available to the local newspapers and radio station.

Commented [MD2]: Has not occurred in recent history

3) Notices of public hearings on the plan shall be mailed to all persons within the affected area, and to all affected agencies.

Commented [MD3]: Mailing is costly for every public hearing. Publishing online and email are most cost effective methods.

4) Opportunities to present the planning process before community organizations shall be actively sought.

3. **OBJECTIVE:** Citizens having a reasonable opportunity to be involved in all phases of the planning process shall be actively encouraged.

A. POLICIES:

1. Citizen assistance in the preparation of each phase of the planning process shall be actively encouraged.

4. **OBJECTIVE:** Effective public participation requires that technical information that serves as the foundation of the plan be presented in an understandable form.

A. POLICY:

1) Information necessary to reach policy decisions shall be available in a simplified form, understandable form.

2) A copy of all technical information shall be available at the North Plains City Hall and on the City's website. Upon written request, within 10 working days written assistance in interpreting and using technical information shall be provided.

Commented [MD4]: And online?

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5. **OBJECTIVE:** The City should assure that citizens will receive a response from policy makers.

A. POLICY: Recommendations resulting from the citizen involvement program shall be retained and made available for public assessment. Citizens who have participated in this program shall receive a response from policy makers. The rationale used to reach land use policy decisions shall be available in the form of a written record.

6. **OBJECTIVE:** Adequate human, financial, and informational resources should be allocated to this Citizen Involvement Program within the planning budget.

- A. **POLICY:** The level of funding and human resources allocated to the Citizen Involvement Program should be an amount that will make citizen involvement an integral part of the planning process.

15.02.020 LAND USE PLANNING

To insure an adequate supply of land for residential, commercial and industrial development purposes as well as land for uses related that provide for a complete community such as open space, institutional, public/private facility, community service, historic uses, the following categories have been developed for use in the comprehensive plan map, which will provide the basis for the City's zoning map. These categories are defined as follows:

- **Residential:** The City's goal is to achieve ~~a mix of low density (40%), medium density (40%), and high density (20%) residential uses providing~~ an average density of 8.4 units per acre-
- ~~**Low Density Residential:** Areas primarily suited for development of single family dwellings at a density not to exceed 4.4 dwelling units per net acre (minimum lot size of 10,000 square feet per dwelling). Duplexes permitted as conditional use. Corresponds to R10 on zoning map.~~
- **Medium/Low Density Residential:** Areas suited primarily for development of single family dwellings and duplexes at a density not to exceed 5.8 dwelling units per net acre (a minimum lot size of 7,500 square feet per single family dwelling). Corresponds to R7.5 on zoning map.
- **Medium/High Density Residential:** Areas suited for development of single dwellings, duplexes, attached two family and manufactured home parks and subdivisions at a density not to exceed 8.7 dwelling units per net acre (a minimum lot size of 5,000 square feet per single family dwelling unit). Corresponds to R5 zoning map.
- **High Density Residential:** Areas suitable primarily for multi-family dwellings and manufactured home parks and subdivisions although single family dwellings and duplexes are also permitted. In this category, residential densities are not to exceed 17.4 dwellings units per net acre (a minimum lot size of ~~5,000 square feet and density of one unit for each~~ 2,500 square feet.). Corresponds to R2.5 on zoning map.
- **Neighborhood Community:** This comprehensive plan designation is designed for the non-exception expansion areas brought in to the City's UGB in 2003. This designation recognizes the master planning effort that was conducted as a part of the Periodic Review process and the unique mix of residential and non-residential land uses, varying densities, and open space.

The Neighborhood Community designation should be applied to the north and east non-exception expansion areas as shown on the Density/Land Use Plans in Section 120 Urbanization in the Comprehensive Plan. Development applications within these areas shall provide for the City-wide goal of a minimum density of 8.4 residential units per net acre ~~in a density distribution of 40% low density, 40% medium density, and 20% high density as prescribed in Section 120 Urbanization.~~

Master planning of the non-exception expansion areas is essential prior to development of any portions of those areas. The master planning process should recognize the land needs identified during the Periodic Review process and their accommodation in the non-exception expansion areas. To encourage maximization of land efficiency, master plans may identify multiple use areas or co-location of land uses. Examples include the colocation of a school site and athletic fields providing both school land and park land or multiple use areas that include residential uses associated with commercial or institutional uses either vertically or horizontally. Master plans shall identify those specific areas within the plan where multiple use or co-location should occur.

The master planning process encourages innovative and imaginative site planning, consistent with Section 15.01.050 The Vision, ~~in order to develop a sense of place where amenities, facilities, features and overall urban design could not be achieved through application of individual or combinations of zones.~~

Corresponds to Neighborhood Community (NC) on the zoning map.

Downtown Commercial: Encourages development of commercial uses supportive of the surrounding community. Placement of the commercial uses should encourage pedestrian and bicycle access to these areas.

Downtown Commercial Transition - Encourages the development of both commercial and higher density residential uses supportive of the expansion of the downtown commercial area.

- **Parks and Open Space:** Public and private parks and areas designated for open space by the City.
- **Institutional:** Institutional uses may include ~~road maintenance facilities,~~ places of worship, ~~fire halls,~~ private schools, ~~park and ride facilities~~ and fraternal organizations.
- **Public/Private Facility/Utilities:** This designation would include uses such as schools, municipal facilities, ~~road maintenance facilities, fire halls, public agency facilities, public transportation facilities,~~ or ~~other franchised private utility facilitieses.~~
- **Commercial:** Areas to accommodate retail trade, service, banking, office and related cultural and governmental used. Corresponds to C1, General Commercial, and C2, Highway Commercial, on the zoning map.
- **Industrial:** Areas appropriate for wholesale trade and manufacturing activities. Corresponds to M1, Light Industrial, and M2, General Industrial, categories on the zoning map.

In addition, four overlay zones have been created:

- **Flood Plain:** Denotes areas lying within the 100-year flood plains of McKay Creek and its unnamed tributary (Exhibit Page 10).
- **Community Service:** Identifies public and private facilities which serve community

educational, cultural, recreational, social and governmental functions. This designation does not exempt property owners from the requirements of the underlying comprehensive plan/zoning designations.

Commented [MD5]: Purpose of overlay unclear

- **Historic Resource:** Identifies significant historic sites and structures and establishes a public review process for proposed alterations and demolitions.
- **Significant Natural Resources:** Identifies significant natural resources, including significant wetlands and riparian corridors (*Refer to Goal 5 & 7 Periodic Review Report at the end of ZDO Chapter 16.16.*)

15.02.024 STATEWIDE PLANNING GOAL 2:

To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual basis for such decisions.

15.02.025 CITY OBJECTIVES AND POLICIES:

1. **OBJECTIVE:** Through the comprehensive plan the City will identify issues, inventories and related data for use in the land use planning and the decision making process.

A. POLICIES:

- 1) The City will maintain a Comprehensive Plan which designates a range of land use areas based on findings with respect to:
 - Natural resource capacity and environmental quality;
 - Projected population and economic growth;
 - Location and capacity of services;
 - Existing land use patterns;
 - Projected land use needs;
 - Community land use needs; and
 - Energy conservation and resources.
- 2) The comprehensive plan and supporting document will be kept on file and available to the public through the City Recorder at the North Plains City Hall.

2. **OBJECTIVE:** Provide opportunities for input from citizens and potentially affected government agencies during the preparation, review and revision of plans and implementing ordinances by the City.

A. POLICIES:

- 1) The City of North Plains shall encourage and provide ample opportunity for the citizens and other private sector entities to provide input into the planning process for the City.

- 2) The City of North Plains shall use intergovernmental agreements with the following entities in order to establish areas of mutual interest and coordination procedures relative to urban growth management and green corridors: Washington County, Oregon Department of Transportation (ODOT), and the Department of Land Conservation and Development (DLCD).
 - 3) The City of North Plains shall coordinate its 20-year population forecasts with Washington County and Metro to assure consistency with County-wide and Metro-wide forecasts.
 - 4) The City of North Plains shall encourage Washington County to coordinate its population forecasts with all neighboring cities located within the County.
3. **OBJECTIVE:** The comprehensive plan and implementing ordinances shall be reviewed periodically so that the City may keep the planning process dynamic and the comprehensive plan able to respond to change.

A. POLICIES:

- 1) The City and the Planning Commission will review the Comprehensive Plan and update or amend the plan every five years.
 - 2) The City will also review data inventories and projections used in the comprehensive plan as part of the update.
4. **OBJECTIVE:** The Comprehensive Plan shall be the basis for specific implementation measures which shall be consistent with and adequate to carry out the comprehensive plan.

A. POLICY:

Development proposals will required to conform to the City's Zoning, Subdivision and Design Review Ordinances.

15.02.030 SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES

Based in the resource inventory [\(at Section 15.03.014\)](#), the City of North Plains contains no:

- No known rare or endangered species of flora and fauna;
- Commercially valuable Indigenous energy sources;
- Outstanding scenic views and sites;
- Indigenous energy sources;
- Wilderness areas;
- Potential and approved Oregon recreation trails; or
- State/Federally designated wild and scenic waterways. mineral and aggregate resources;

The McKay Creek flood plain includes other resources which may include riparian corridors, wetlands, and stream corridors. Development in such areas is restricted by the City's Significant Natural Resources Overlay Zone and flood plain ordinance. The only allowable alteration of the flood plain is governed by the flood plain ordinance.

The City has groundwater resources ~~upon which it depends for its domestic water supply.~~ Sewerage service is provided by ~~Unified Sewerage Agency~~ Clean Water Services throughout the City. To protect water supplies, the City will evaluate each request for development in terms of its water requirements.

15.02.034 STATEWIDE PLANNING GOAL -5

To conserve open space and protect natural and scenic resources.

15.02.035 CITY OBJECTIVES AND POLICIES

1. **OBJECTIVE:** To protect and enhance the open space and natural resources of the area through proper use and development, especially McKay Creek and its tributaries.

A. **POLICIES:***

- 1) The City will encourage recreational uses of open space land.
- 2) The City will explore the feasibility of acquiring a future park site within the 100-year flood plain of McKay Creek.
- 3) In reviewing planned unit developments (PUD's), the City will not permit property owners to use the flood plain to calculate total allowed residential densities.
- 4) The City will encourage the siting of all new development to prevent any unnecessary removal of existing trees.
- 5) The City will review an open space system, proposed acquisition of right-of ways, and easements or lands for any city agency, for possible incorporation.
- 6) The City will protect the fish and wildlife habitats in the McKay Creek stream corridor through application of its flood plain ordinance design review, and park lands overlay systems, and significant natural resources overlay zone district.

2. **OBJECTIVE:** To continually explore ways to develop and maintain an open-space network.

A. **POLICIES:***

- 1) The City ~~will initiate and develop~~ maintains and updates a master storm water management plan to encourage preservation of all natural drainage ways.
- 2) The City will provide and preserve green-ways and open space along, creeks, or other water features ~~_~~ for recreational purposes and visual aesthetics.

~~* This constitutes the City's open space plan.~~

- 4.3. **OBJECTIVE:** To identify sites and structures relating to the history of the State

and the city that should be identified, protected and enhanced.

B. POLICIES:

- 1) The City shall utilize the Historic Resource Overlay District to identify and protect significant historic sites and structures. The City's list of significant historic sites and structures shall be maintained in the Comprehensive Plan Inventory and affected properties designated on the Comprehensive Plan and Zoning Maps.
- 2) The City will develop a program using public and private resources, to revitalize those older residential structures which have been identified as having some historical or architectural significance.
- 3) The City will investigate the possibilities of receiving funding and tax benefits from the federal, state, and local levels in order to support historic preservation.
- 4) The City will cooperate with the Washington County Museum and the State Historic Preservation Office to identify and protect significant cultural resources.
- 5) The City will recognize and comply with applicable State and Federal Statutes governing the protection of cultural resources.
- 6) The City will seek to protect all archaeological sites found in the city.

5-4. OBJECTIVE: To protect the groundwater supply essential to clean water and natural vegetation.

A. POLICIES:

- 1) The City will work to preserve and maintain the quality and availability of ground water for its citizens.
- 2) The City will develop standards to prevent damage to public and private property caused by flooding.
- 3) The City will cooperate with State and regional agencies to determine the nature and future value of the area's groundwater supply.
- 4) The City will prohibit approval of developments which cannot be served by an adequate municipal supply.

~~The City will initiate action to identify and acquire an alternative to groundwater as its primary source of supply.~~

Commented [MD6]: JWC transmission main obtained. City still retains water rights

15.02.040 AIR, WATER, AND LAND RESOURCES

The City of North Plains maintains air and water quality, and noise level standards in accordance with the following federal laws:

- Clean Air Act (PL-88-206 as amended August, 1977);
- Federal Water Pollution Control Act (PL-92-5000);

- Safe Drinking Water Act (P-93-523);
- Resource Conservation and Recovery Act (PL-94-580);
- Noise Control Act (PL-92-574);

and state laws:

- Pollution Control (ORS 486);
- Sewage Treatment & Disposal System (ORS 454);
- Solid Waste Control Act (ORS 467); and
- Noise Control Act (ORS 467)

15.02.041 AIR QUALITY

The City of North Plains is identified by the Department of Environmental Quality (DEQ), State of Oregon, as being within the "Portland Air Quality Maintenance Area". This designation is a requirement of the Clean Air Act Amendments of 1977. The pollutants mentioned are particulates, carbon monoxide and photo chemical oxidants.

It has been determined by using the guidelines in the DEQ publication, "DEQ Handbook for Environmental Quality Elements of Oregon Land Use Plans (air quality section)" and support documentation that the North Plains Comprehensive Plan does appear to cause or contribute to a significant degradation of air quality within the Portland area and Air Quality Maintenance Area.

15.02.042 WATER QUALITY

The City has a Clean Water Services (CWS) sewage system in place.

15.02.043 NOISE POLLUTION

North Plains experiences varying degrees of noise pollution. The Sunset Highway on the southern city limits and some industrial facilities, and the Portland Hillsboro Airport, vehicle traffic in the city, and the Burlington Northern Railway that runs through the middle of town are the main sources of noise.

15.02.044 STATEWIDE PLANNING GOAL –6

To maintain and improve the quality of the air, water, and land resources of the state.

15.02.045 CITY OBJECTIVES AND POLICIES

1. **OBJECTIVE:** All discharges from existing and future development should be within the limits set forth in applicable state or federal environment quality statutes and standards.

B. POLICIES:

- 1) The City will encourage standards that and, enhance the air and water quality and reduce noise pollution; and require that all state and federal standards be

met or exceeded with respect to:

- a. Air quality
 - b. Water quality
 - c. Noise levels
- 2) The City will participate in appropriate environmental quality planning efforts on a regional level.

15.02.050 AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

Steep slopes pose no significant hazard to development within the City of North Plains. However, there is a potential threat to life and property due to the following:

15.02.051 FLOODING

The City contains nearly 58 acres of land located within the 100-year flood plain of McKay Creek, which lies at the eastern edge of the City, and a tributary, which traverses the City from its northwest to southeast corners. Flooding in the ~~past was city is~~ due primarily to the undersized culvert at Glencoe Road, 314th Avenue and Pacific, Cottage, Commercial, Hillcrest and Wascoe Streets. The ~~issues were addressed with the implementation of solution to the flooding will be addressed in~~ the master storm water management plan.

15.02.052 SOIL LIMITATIONS

Approximately 14% of the soils in North Plains have "moderate potential" for shrink-swell which affects the stability of building foundations and roadways.

Approximately 13% of the soils in the community are identified as having a seasonable high water table, i.e. within 24 inches of the surface, which affects construction and development. Most of these soils are associated with or are in the vicinity of the 100-year flood plains.

15.02.054 STATEWIDE PLANNING GOAL 7

To protect life and property from natural disasters and hazards.

15.02.055 CITY OBJECTIVES AND POLICIES

1. **OBJECTIVE:** To concentrate urban uses on suitable lands based on research of available information showing the absence of known hazards including but not limited to flooding, unfavorable soil conditions, and seasonally high water table.

A. POLICIES:

- 1) The City will require specific information clearly identifying the degree of hazard present from applicants who seek approval to develop residential, commercial, or industrial uses within known areas of natural disasters and hazards.
- 2) The City will prohibit development or land form alterations in areas with natural development limitations except upon showing that design or engineering

techniques can eliminate any public harm or adverse effects to surrounding persons or properties. Consideration shall be given to such natural hazards as:

- Severe Soil restrictions;
- Areas within the 100-year flood plain; and
- Seasonally high water table within 24 inches of the surface.

2. **OBJECTIVE:** To discourage development in flood plains and natural drainage ways.

B. POLICIES:

- 1) The City will permit limited use of certain flood plain lands for recreational and agricultural purposes which do not endanger the public health, safety or welfare.
- 2) Any alteration to a drainage way shall be engineered and constructed in a ~~an~~ manner to allow for the least possible change in the natural flow of water which existed prior to the alteration.
- 3) The City will allow no construction or grading which would:
 - Cause any restriction which could cause backup of water and flood upstream properties;
 - Cause an increase in flow rate, to downstream properties; or
 - Cause an increase of flood potential for the property which is undergoing alteration.
- 4) ~~The City will keep flood plain information current. The City will rely on the most recently adopted flood plain maps provided by U.S. government, and base its overlay boundaries on the same, as reported by U.S. Army Corp of Engineers and other sources.~~
- 5) The City will utilize the flood plain Overlay District to accomplish these policies, which will apply to private land owners, as well as City, County, and State public projects.
- 5) No residential structures will be permitted within the floodplain.

3. **OBJECTIVE:** To protect life and property from harm or loss due to construction on weak foundation soils.

A. POLICIES:

- 1) The City will maintain procedures to advise applicants for development permits of the areas known to have a potential for weak foundation soils.
- 2) The City will require a soils report in areas of known weak foundation soils, by a qualified soils engineer or consulting geologist licensed or registered by the State of Oregon.

4. **OBJECTIVE:** To protect life and property from harm or loss due to activity or construction in areas of high groundwater.

A. POLICY:

The City will establish land development policies and regulations which take into consideration existing and evolving groundwater conditions.

15.02.060 RECREATION

Presently there are ~~5-57.16~~ acres developed of park/playground area located at the ~~Jessie Mays Community Park, Pacific Purple Park, smaller pocket parks Center, City Hall area, and elementary school~~. Churches, a senior citizen center, the City Hall, and the Jessie Mays Community Hall are available for indoor activities. Outdoor activities are available nearby in the surrounding countryside, such as horseback riding, hiking, fishing, biking, gliding, and golf. The recreational facilities existing in North Plains are determined inadequate to meet the future population growth needs.

15.02.064 STATEWIDE PLANNING GOAL

To satisfy the recreational needs of the citizens of the state and visitors.

15.02.065 CITIES OBJECTIVES AND POLICIES

1. **OBJECTIVE:** To plan a parks and recreation system adequate to serve projected population growth.

A. POLICIES:

- 1) The City will make it a top priority to identify and acquire land serve long-range community recreation needs, in accordance with an adopted Park and Recreation Master Plan.
- 2) The City will establish criteria for the use and design of proposed park and facilities development.
- 3) The City will explore all avenues of acquiring Local, State, Federal, and private funding for purchasing land for parks and their ~~development--~~ development.
- 4) The City will work with neighborhood groups in identifying lands for recreational development.
- 5) The City will locate new neighborhood parks to conveniently serve city residents.
- 6) The City will project all park land use needs through the year ~~2020~~2040.

7) The City shall establish a minimum of two acres of neighborhood parks -per 1,000 population.

Commented [MD7]: Parks Master Plan calls for more
Formatted: Highlight

8) Where possible community parks will be collocated with schools

~~7) -for neighborhood parks and with each park to contain two to five acres-
with an opportunity to co-locate one park with a new elementary school-~~

2. **OBJECTIVE:** A variety of community parks and outdoor recreation areas should be encouraged, maintained, and enhanced.

A. **POLICIES:**

- 1) Recreation facilities will fulfill the needs of the neighborhood and the community at large by providing recreational opportunities for all people.
- 2) The City shall establish one 20 acre community park.
- 3) The City ~~shall~~ designated stream corridors and flood plains as open space and possible linear park land.
- 4) The City shall determine the sites for future park land needs in a manner that is consistent with the City's livability objectives.
- 5) The City shall develop-maintain a plan to obtain needed park lands ~~by 2005~~.
- 6) The City shall assure that all park lands are accessible to all neighborhoods via efficient and safe linkages.

Commented [MD8]: Great goal. We have no lots that big available in near term.

3. **OBJECTIVE:** To plan community recreation facilities in conjunction with existing and planned school facilities so that they ~~compliment~~complement each other in function.

A. **POLICIES:**

- 1) The City will maintain a community facility (such as the Jessie Mays Community Hall) and retain and develop the park sites to meet the recreational needs of the City in a manner that is consistent with the City's livability objectives.
- 2) The City will coordinate with the Hillsboro Elementary School District to allow use of school playground equipment and sports facilities by residents when the facilities are not in use by the school.

15.02.070 ECONOMICS

15.02.074 STATEWIDE PLANNING GOAL 9

To diversify and improve the economy of the state.

15.02.075 CITY OBJECTIVES AND POLICIES

1. **OBJECTIVE:** To increase local job opportunities.

A. **POLICY:**

The City will encourage development that provides new employment opportunities for

residents.

2. **OBJECTIVE:** Diverse businesses and industries should be encouraged to locate in North Plains.

1. **POLICIES:**

- 1) The City will continually research and study the need for industrial/commercial sites and maintain an inventory of such lands.
- 2) The City will work with private institutions, citizens, and governmental agencies to implement current Economic Development Plans.
- 3) The City will protect existing and planned industrial and commercial areas from encroachment by incompatible uses.
- 4) The City will promote appropriate development near its industrial park in the eastern City in order to provide citizens the means for walkable access to jobs in the City's eastern industrial area.
- 5) The City will work with property owners and developers to construct sewer and water facilities necessary for development.
- 6) The City shall support the diversification of the local economy
- 7) The City will encourage economic development by assuring that adequate land, streets, utilities, and public services exist to serve commercial and industrial development.

Commented [MD9]: The plan was never implemented

15.02.080 HOUSING

The City wishes to encourage the opportunity for its citizens to have a variety of housing choices. The City envisions a compact community in which citizens have a variety of housing choices in easy pedestrian walking range of City amenities.

~~In 1980, the City of North Plains had 266 dwelling units of which 248 (93%) were conventional single family, 12 (5%) multi family, and six (2%) manufactured home units. This does not include 43 units of migrant housing located in a labor camp at the east end of the City. Two-thirds of its housing stock had been constructed since 1950.~~

~~• In 1983 the City amended its zoning code to significantly increase housing opportunities by: Expanding the definitions of "Dwelling Unit" to include prefabricated housing constructed to Uniform Building Code specifications and "manufactured home parks" to include "manufactured home subdivisions";~~

- ~~• Permitting manufactured home parks or subdivisions in the R5 as well as R2.5 zones; and~~
- ~~• Adopting a planned unit development (PUD) ordinance which permits greater flexibility in dwelling siting, design and construction.~~

~~According to the 2000 U.S. Census, the City has a population of 1,605, an increase of 890 people over its 1070 population. Assuming a household size of 2.50 persons, this will result~~

~~in the demand for 1,600 dwelling units. Work Task 3 of the City's Periodic Review Work Program demonstrates the existing city limits can accommodate 1,062 dwelling units. The remaining 583 dwelling units will need to be accommodated via an expansion of the Urban Growth Boundary.~~

~~The City's housing stock has become more diverse over recent decades. In 2000, the housing mix was reported as being 88% low density, 5.9% medium density and 6.1% high density. Since that time the manner in which density is defined has changed with the adoption of the Comprehensive Plan in 2005. In 2012 the bulk of housing 48.3% is Medium density. Low density comprises 27.4% and High density comprises 22.5%. In simple terms, the City has become more dense than originally anticipated in 2000 because the definition of density has changed.~~

~~The City will be able to attain the goal of 8.4 dwelling units per net acre, but is unlikely to attain to the previously approved housing mix goal of 40% low density, 40% medium density, and 20% high density. Based on remaining lands that are vacant and can be redeveloped, it is unlikely both aspects of this housing density and mix goals can be met in the short or long term. As the population grows it is expected the amount of high density housing available will grow more rapidly than either medium or low density.~~

~~To encourage the provision of a greater variety of housing types at affordable prices, the City will encourage construction of additional units using the following ratio: 40% low density, 40% medium density, and 20% high density. This is more favorable for the construction of lower cost small lot single family, duplex, and multi family units than is the existing housing mix of 88% low density / 5.9% medium density / 6.1% high density.~~

~~The City's has recently adopted changes to the zoning code to allow mixed-use opportunities in the C-1 Commercial zone. This provision, combined with the up zoning of two entire blocks near downtown will provide additional residential opportunities within the core are of the City.~~

15.02.084 STATEWIDE PLANNING GOAL 10

To provide for the housing needs of citizens of the state.

15.02.085 CITY OBJECTIVES AND POLICIES

1. **OBJECTIVE:** Future residential development should provide a variety of housing choices for North Plains' citizens in a manner that is consistent with the City's livability objectives.

A. POLICIES:

- 1) The City will insure adequate vacant land is zoned in all residential zoning categories.
- 2) The City will expand the availability of attached ~~_multifamily housing and shall encourage a minimum of 25% of the total new housing types to be attached housing.~~
- 3) The City shall work to assure that all citizens have:
 - a) adequate links to transportation systems;

Commented [MD10]: Minimum is not needed based on current zoning

- b) availability of adequate public facilities;
- c) reasonable buffering of adverse impacts.

- 4) The City of North Plains shall assure the equitable geographic distribution of housing types through the development of policies and objectives that will assure housing variety, afford-ability, linkages, walk-ability, buffers, accessibility to centers and transitions.
- 5) The City of North Plains shall determine geographic areas having the highest priority for higher housing densities.
- 6) Housing shall be provided in a manner that is consistent with the City's livability objectives.

2. **OBJECTIVE:** To cooperate with the Federal, State and regional agencies to help provide for housing rehabilitation assistance to residents.

A. **POLICY:**

Cooperate with the Housing Authority of Washington County to identify sites, projects and developers to provide the City's fair share of assisted housing units for low and moderate income households.

3. **OBJECTIVE:** To evaluate proposals for new housing in terms of the impact of additional numbers of people on the natural environment, community services, utility support systems, and projected housing space needs.

A. **POLICIES:**

- 1) The City will require all applications for residential development of 4 or more units to provide a site analysis which identifies:
 - Slopes;
 - Soil Characteristics;
 - Potentially severe hazardous areas as indicated in the Planning Inventory, especially flood plain, high ground water and erodible soils;
 - Routes or channels of surface water runoff, including adjacent areas;
 - Street access to site, and connections to adjacent streets and pedestrian, bicycle, equestrian ways;
 - Access to utilities;
 - Existing buildings or historic features;
 - The City will make available to the developer such data as may be on file pertaining to the above criteria.

~~2) The City will develop specific and enforceable design standards for multi-family, manufactured home and small lot developments.~~

3)2) Single-family residential areas require settings conducive to the activities and needs of the family and may need to be buffered from non-residential areas through landscaping or open space.

4)3) Multi-family areas will be complementary to shopping, service, and activity centers by providing greater pedestrian use and benefitting from their accessible location. Landscaping and open space will be provided to reduce potential conflicts of land use.

5)4) Housing to accommodate the senior citizens will be located within easy walking distance of business and commercial areas.

15.02.090 PUBLIC FACILITIES AND SERVICES

The City of North Plains adopted the "Water System Master Plan" ~~which is incorporated into this plan by reference, April, 1980, and the "Sanitary Sewer Collection System", January, 1978. More recently, the City adopted an updated Water Master Plan on September 23, 1999. The two documents are the specific development and policy documents for the provision of water and sanitary sewer and has delegated authority to Clean Water Services to adopt a sewer master plan.~~

15.02.094 STATEWIDE PLANNING GOAL 11

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban development consistent with the City's livability objectives.

15.02.095 CITY OBJECTIVES AND POLICIES

1. **OBJECTIVE:** To program and provide municipal facilities in the most efficient and cost effective manner to adequately serve existing population and anticipated growth, in accord with the Comprehensive Plan.

A. **POLICIES:**

- 1) The City will update its detailed public facility and utility studies and maintain current inventories of needs and costs.
- 2) The City will develop, maintain, update, and expand police and fire services, streets and sidewalks, water and sewer systems, and storm drains as necessary to provide adequate, efficient and cost effective facilities and services to the community.
- 3) The City will plan public facilities, utilities, and services to meet the expected demand through development of a capital improvement program.
- 4) The City will cooperate with agencies involved in providing and coordinating social services to the community.

2. **OBJECTIVE:** To establish and utilize criteria to guide the location and design of new

public facilities.

A. POLICIES:

The City will weigh the following factors when determining public facility location:

1. Availability and cost of usable land;
 - Degree of disruption of residential areas;
 - Operational efficiency of alternate locations;
 - Geographic restrictions and requirements; and
 - Overall Comprehensive Plan objectives, including objectives regarding the city's livability and future growth.

2. The City will require the following preconditions to development:

- A proposed use can only be connected to a public water and sanitary sewer system. ~~The City will allow the current use of individual sewage disposal systems only in the selected areas of the City where sewer service is currently not available. However, as these areas develop, extension of the sewer system will be required.~~
- Surface water run-off can be handled on-site, or adequate provisions can be made for run-off which will not adversely affect water quality in adjacent streams, ponds, lakes, or other drainage on adjoining lands; nor will such run-off adversely affect the use of adjoining properties.
- Adequate water pressure will be present for fire-fighting and domestic use.
- Development proposals will be required to conform to the design standards for street, water, and sewer.
- Public facilities extensions are consistent with the City's livability objectives.

Commented [MD11]: No longer applicable

3. **OBJECTIVE:** To aggressively seek outside revenue sources to fund public facility needs and utilize these solely for capital improvements.

B. POLICIES:

- 1) The City will complete local planning for high priority public facilities so that outside revenue sources can be used on short notice.
- 2) The City will develop local funding adequate to meet "matching" requirements of outside revenue sources.
- 3) The City will require equitable sharing of most public facility costs between new development and the existing community through means such as system development charges, Local Improvements Districts, or other

possible means.

15.02.096 MUNICIPAL WATER POLICY

- 1) The City will increase the City water system's storage capacity and pumping capability in order to:
 - Meet requirements of Department of Human Resources, Health Division; and
 - Increase and maintain fire protection.
- 2) Water storage and distribution facilities shall be expanded and established in a manner that is consistent with the City's livability objectives.
- 3) Water storage and distribution facilities, including expansions or other modifications to such facilities, shall be established in a manner that provides the most efficient, cost effective use of public dollars while also maintaining consistency with the City's livability objectives

15.02.097 SANITARY SEWER SYSTEM POLICY

- 1) The City will require property owners of existing and new development to connect to the City's sanitary system in order to:
 - Avoid future health hazards; and
 - Encourage more compact, economical and efficient urban growth.
- 2) Sanitary sewer shall be established and extended in a manner that is efficient, cost effective, and consistent with the City's livability objectives.

15.02.098 STORM WATER RUN-OFF POLICY

- 1) The City will provide for a study of urban storm water run-off to alleviate ponding and flooding.

15.02.099 SOLID WASTE POLICY

- 1) The City will work with Washington County and the **Metropolitan Service District** to insure adequate provision for and control of solid waste disposal sites.

15.02.100 SCHOOLS POLICY

- 1) The City shall coordinate with the Hillsboro School District to project all school land needs and to determine the location of future school sites.
- 2) The City will determine if park lands shall adjoin school lands.
- 3) The City will assure that school lands are accessible to all neighborhoods via efficient and safe linkages. The City defines efficient and safe linkages for school children as those linkages, such as pathways and sidewalks, which are designed for pedestrian and bicycle riding opportunities for school children, to enable them to make their way to and from school in a safe manner with a minimal amount of traffic conflicts.

- 4) The City shall encourage the Hillsboro School District to establish and maintain all school facilities within the City and UGB and to site new schools only in a manner that is consistent with the City's livability objectives.

15.02.101 TRANSPORTATION

The Sunset Highway is the major regional route connecting North Plains with the Portland metropolitan area and suburbs. Residents utilize the private automobile almost exclusively as a means of getting to work or shopping. Mass transit ~~is limited to a few special transportation services~~ includes services offered by Tillamook Bus Service and Ride Connection, both of which provide access to intermodal transportation facilities in Hillsboro, which branch out to the greater Portland Metropolitan region.

Washington County owns and maintains the most heavily traveled streets in the City limits: Glencoe Road, West Union Road, North Avenue and Gordon Road. Commercial and Hillcrest Streets are the most heavily traveled streets in the City with A.D.T. counts of 2600 and 900. In 2013, the City owns and maintains ~~are 10.9 miles~~ 13.3 of platted miles of right-of-way of which ~~74.97%~~ are currently improved, 38% are paved and 3% 36% are hard packed gravel.

The City is currently served by the Burlington Northern Railroad four to five times a day.

The City is within 5 miles of the Hillsboro Airport, operated by the Port of Portland.

The City lacks a formal park and ride facility ~~the establishment of which would could~~ improve carpool opportunities for North Plains citizens. ~~The City shall work to establish a park and ride facility within the City and its UGB in a location that is consistent with the City's livability objectives. Because of the City's compact size, and the lack of restrictions on parking on public streets or at public facilities, building a park and ride facility is a relatively low priority.~~

15.02.104 STATEWIDE PLANNING GOAL 12

POLICIES:

To provide and encourage a safe, convenient and economic transportation system.

15.02.105 CITY OBJECTIVES AND POLICIES

1. **OBJECTIVE:** Provide a system of road and other forms of transportation which link each part of the community into a unified whole, and one which will safely, efficiently, and economically move traffic to and through the area in a manner that is consistent with the City's livability objectives when the City is fully urbanized.

A. POLICIES

1) STREET DESIGN STANDARDS

- a) ~~As part of the City of North Plains Transportation Plan (TSP) is incorporated into this plan by reference and, the City of North Plains has adopted modifications to the existing~~ provides a functional classification plan for streets. These changes are made in recognition of the anticipated future land development and the resulting traffic volumes within the City boundaries.

a)b) The City shall ensure that its street design standards consistent with Oregon transportation rules and the City's livability objectives are maintained as part of its *Public Works Standards* which are incorporated into this plan by reference.

b) ~~Changes to the City's current roadway standard policy are shown in table 3 of the original TSP. However, in order to comply with revisions to the TSP, several standards have been developed and are summarized in Table 3 a. These standards replace the current standard. Curbs are included in all City roadways.~~

TABLE 3-A

Classification	Pavement Width (ft)	Sidewalk width (ft)	Bikeway Width (ft)	Parking	ROW (ft)	Design Speed (MPH)
Local Street ¹	28	5	None	1 side	46	25-35
	28	5	None	1 side	38	25-35
	28	5 one side	None	1 side	34	25-35
Collector	38	5	None	2 sides	60-80	25-35
(Residential)	28	5	Shared	2 sides	60-80	25-35
(Commercial)	42	5	Shared	None	60-80	25-35
(Boulevard)	48	5	6	2 sides	60-80	25-35
Arterial 1	48-50	5	6	None	60-100	35-50

¹ Planter strips (4 feet) should be considered as rights of way allow.

yyy) ~~There are three local residential street standards. The first standard (Figure 5-2ccc) is a 28 foot wide local street with two five foot sidewalks, two 10 foot travel lanes and 6 foot of parking on one side. The right of~~

zzz) ~~The second local street standard (Option A, figure 5-2ccc) is the City of north Plain's skinny street standard. This standard consists of a 28-foot paved width, which includes two 10-foot travel lanes, 8-foot of parking on one side, and 5-foot sidewalks on both sides of the road with no planting strips. The right of way requirement is 38 feet.~~

aaaa) ~~third local street standard (Option B, figure 5-2ccc) is another option for the City of North Plains skinny street standard. This cross-section consists of a 28-foot paved width, which includes two 10-foot travel lanes, 8-foot of parking on one side, and a 5-foot sidewalk on one side of the road. No planting strips are included in this cross section. The right-of-way requirement is 34 feet.~~

~~bbbb) — The typical City of North Plains collector standard consists of a 38-foot paved width, which includes 7-foot of parking on each side, two 12-foot travel lanes and a continuous 12-foot center left turn lane, planting strips and 5-foot sidewalks on both sides. — The right-of-way requirement is 60 to 80 feet. —~~

~~cccc) — The City also has a boulevard option for Commercial Street between 313th Avenue and Glencoe Road. It consists of a 48-foot paved width, 5-foot sidewalks, 7-foot parking and 6-foot bike lanes on both sides. Planting strips are optional depending on availability of right-of-way. — The total right-of-way requirement is 60 to 80 feet. —~~

~~dddd) — A residential collector consists of a 28-foot paved section with two 14-foot travel lanes and 5-foot sidewalks on both sides. — Planting strips are optional depending on availability of right-of-way. — The total right-of-way requirement is 60 to 80 feet. —~~

~~eeee) — The other collector standard for Commercial Street between Main Street and Gordon Road consists of 28 to 42 feet of paved width, with two 14-foot travel lanes, one 14-foot center continuous left turn lane, 5-foot sidewalks and planting strips. — Planting strips are optional depending on right-of-way requirement is 46 feet. This cross section also allows for four-foot planting strips on both sides of the roadway. — availability. — The total right-of-way requirement is 60 to 80 feet. way~~

~~ffff) The arterial cross section consists of 48 to 50 feet of paved section with two 6-foot bike lanes, two 12-foot travel lanes, and 5-foot sidewalks on both sides. Planting strips are optional depending on right-of-way availability. — The total right-of-way requirement is 60 to 100 feet.~~

CCCC.B. STREET CLASSIFICATIONS

- 1) ~~Arterial: Design Criteria: Five-foot sidewalks, six-foot bike lanes, and two twelve-foot travel lanes with a twelve-foot median where applicable. In commercial areas sidewalks preferred from curb to property line.~~ The following roads should be classified as Arterial in the City of North Plains:

- Glencoe Road
- West Union Road

- 2) ~~Collector: This classification standard is characterized by a two-lane roadway section, five-foot sidewalks, and six-foot bike lanes and with adequate right-of-way and street width at major intersections to accommodate traffic volumes at acceptable levels of service. Access restrictions to be less than arterial, but more restrictive than local streets. Signalization at intersections with major arterials and collector streets as warranted. Add 8 feet for parking if allowed and no parking is suggested within 100 feet of curb return.~~ The following roads should be classified as Collectors within the City:

- North Avenue

- Gordon Road
- Commercial Street
- Main Street
- Hillcrest
- Pacific Street - ~~Main to east end 307th Avenue~~
- Highland Court ~~313th Avenue Cottage~~
- ~~Main to Gordon Rd.~~

~~4)3) Local: Include curbs and sidewalks. Add five feet for sidewalks along local streets.~~ All roads not classified as arterial or collector should be considered local streets.

~~ORD. 325 - Adopted: November 15, 2005 (TSP)~~

~~6)4) In evaluating parts of the system, the City will support proposals which:~~

- Protect the qualities of neighborhoods and the community; and
- Provide for adequate street capacity, optimum efficiency and effectiveness.
- Connect the downtown core and the City's industrial area to the City's neighborhoods, schools and parks, in a manner that is consistent with the City's livability objectives.

~~7)5) Develop/Maintain a Capital Improvements Program for transportation facilities which is incorporated into this plan by reference.~~

~~8)6) Minimize the adverse social, economic, and environmental impacts created by the transportation system. The City's livability objectives require that transportation facilities supported by the City only be extended to areas north of Highway 26 in a manner that connects the downtown core and City's industrial areas to City neighborhoods, schools and parks.~~

~~###C. OBJECTIVE: Development should occur in such a manner as to encourage and facilitate pedestrian movements in a manner that is consistent with the City's livability objectives.~~

A. POLICIES:

- 1) The City of North Plains shall consider bikeways as a transportation alternative in future roadway planning, Bikeways on the City's designated major and minor arterials and collector streets will be given highest priority for transportation related paths.
- 2) The City of North Plains shall encourage development of bikeways that connect residential areas to activity areas such as the downtown core,

industrial areas, other areas of work, schools, community facilities, and recreation facilities.

- 3) The City of North Plains shall encourage development of subdivision designs that include bike and foot paths that interconnect neighborhoods and lead to schools, parks, and the downtown core and industrial areas.
- 4) The City will encourage development of a bicycle network that connects the City core, industrial areas, neighborhoods, schools and parks.
- 5) The City will provide safe pedestrian access to schools, parks, shopping and jobs to make walking a realistic alternative to driving within the City. The City's highest priority is to provide such pedestrian access as one of the means for achieving the City's livability objectives.
- 6) Pedestrian connections to adjoining properties shall be provided except where such a connection is impracticable as provided for in [OAR 660-012-005\(3\)\(b\)\(E\)](#). Pedestrian connections shall connect the on-site circulation system to existing or proposed streets, walkways, and driveways that abut the property. Where adjacent properties are undeveloped or have potential for redevelopment, streets, access-ways and walkways on site shall be laid out or stubbed to allow for extension to the adjoining property.
- 7) The City of North Plains shall provide safe and convenient pedestrian, bicycle and vehicular circulation consistent with access management standards and the function of affected streets, to ensure that new development provides on-site streets and access-ways that provide reasonably direct routes for pedestrian and bicycle travel in areas where pedestrian and bicycle travel is likely if connections are provided, and which avoids wherever possible levels of automobile traffic which might interfere with or discourage pedestrian or bicycle travel.
- 8) The City of North Plains shall encourage the use of alternative modes of transportation (walking, bicycling, and public transportation) through improved access, safety and service. These include:
 - a) Providing sidewalks or shoulders and safe crossings on collectors and arterials.
 - b) Implementing the bicycle, pedestrian, and transit plan of the City of North Plains's TSP.
 - c) Seeking Transportation and Growth Management (TGM) and other funding for planning projects evaluating and improving the environment for alternative modes of transportation.
 - d) Cooperating with other cities, the county, other agencies, and private organizations to pursue inter-city transit service opportunities.
 - e) Utilizing local improvement districts (LID's) when possible to provide sidewalks and curbs for local neighborhoods.

- 9) The City will ensure access for bicyclists to and from Highway 26
- 10) The City will provide safe pedestrian access to schools, parks, and shopping to make walking a realistic alternative to driving within the City.
- 11) The City shall plan and develop a network of streets, access-ways, and other improvements, including bikeways, sidewalks, and safe street crossings to promote safe and convenient bicycle and pedestrian circulation within the community.
- 12) The City shall require streets and access-ways where appropriate to provide direct and convenient access to major activity centers, including downtown schools, shopping areas, and community centers.
- 13) The City has identified existing and future opportunities for bicycle and pedestrian access-ways ~~in areas of new development. Many existing access ways such as user trails established by school children distinguish areas of need and should be incorporated in the transportation system.~~ The City has adopted neighborhood circulation and street connectivity standards for new residential and mixed-use development. ~~These requirements have resulted in the development of several future streets plans that guide the construction of new local street connections with land use development and redevelopment.~~
 - 14) The bicycle and pedestrian element of the TSP-Plan also identify vacant and underdeveloped residential and mixed-use areas. Those areas not constrained by schools, parks open space, flood plains, or hillsides, and not already covered by an existing future street plan, have been called out for future connectivity studies. These studies will assist in the identification of additional access-ways in conjunction with meeting the City's street connectivity, maximum block length, and maximum block perimeter standards.
- 14) The City shall require bikeways on all new arterials and collectors within the Urban Growth Boundary except on limited access freeways.
- 15) The City shall retrofit existing arterials and collectors with bike lanes shall proceed on a prioritized schedule as appropriate and practical. ~~(i.e., bike lanes may not be appropriate in downtown core areas where it would require the removal of parking).~~
- 16) The City shall require sidewalks on all new streets within the Urban Growth Boundary ~~except on limited access freeways.~~
- 17) The City shall proceed to retrofit existing streets with sidewalks on a prioritized schedule.
- 18) The City shall give priority to developing access-ways to major activity centers within the North Plains Urban Growth Boundary, such as the downtown commercial center, schools, and community centers.

2. **OBJECTIVE:** City street improvements should be a priority and a better maintenance

program should be developed.

A. POLICIES:

- 1) The City will promote adequate transportation linkages between residential, commercial and industrial use areas in a manner that is consistent with the City's livability objectives. This will be done through street improvements, new streets, marked turning lanes, warning signs and/or speed reduction in appropriate locations to facilitate connections to the downtown core, industrial areas, parks schools and neighborhoods. ~~Problems identified in the plan are of first priority.~~
- 2) The City will require developers to aid development of the roadway system by dedication or reservation of needed rights-of-way and by adopting setbacks and other required standards which will keep buildings from interfering with future road improvements.
- 3) The City will require applicants for development in the North Plains urban area to construct streets within and serving the development to City standards including curbs, gutter, sidewalk and drainage facilities.
- 4) New land developments will be encouraged to reduce the percentage of land devoted to streets so long as doing so is consistent with the City's livability objectives.
- 5) Local streets in residential neighborhoods shall include trees and landscaping to achieve a pleasant visual effect as well as to achieve an environment at a pedestrian scale.

~~3) The City will cooperate with the Oregon Department of Transportation in the implementation of the ODOT six year Highway Improvement Program.~~

Commented [MD12]: Written in 2005

4.3. OBJECTIVE: Alternative modes of transportation, in addition to the automobile, should be encouraged and promoted.

A. POLICY:

The City will support efforts to secure mass transit system.

5.4. OBJECTIVE: The City of North Plains has developed plans for construction for improvements of Commercial Street between Main Street and NW 313th Avenue in the downtown area.

A. POLICIES:

- 1) The plan provides for a cross section consisting of two 16-foot travel lanes, 8-foot of parallel parking on one side and 20-foot diagonal parking on the other side of the roadway. The section also includes two 10-foot sidewalks with no bike lanes. The total right-of-way width is 80 feet. ~~The plan also includes a new traffic circle at the intersection of Commercial Street and Main Street.~~

Commented [MD13]: Has not occurred

Commented [MD14]: Opportunity to make this change has past.

- 2) The Transportation System Plan includes the following projects for improvements related to bike lanes:
- Glencoe Road: Include bicycle lanes and sidewalks on both sides of the road. ~~This would provide connectivity to the existing sidewalks and future growth to the east of Glencoe Road which was completed in 2011.~~
 - Commercial Street: Include bicycle lanes and sidewalks on both sides of the road. A detailed plan should be developed to make sure these facilities coexist with parking demand in the downtown area.
- 3) Other streets in the City will be adding bike lanes as development occurs and as projects get included in the City's Capital Improvement Program. The boulevard option of Commercial Street between NW 313th Avenue and Glencoe Road includes the provision for 6-foot bike lanes on both sides of the roadway.

6-5. OBJECTIVE: Implement the City of North Plains Parks and Recreation Capital Facilities Master Plan-

A. POLICIES:

- 1) The City of North Plains Parks and Recreation Capital Facilities Master Plan ~~is incorporated into this plan by reference, and includes the development of (February 28, 2000) made the recommendation to develop~~ approximately 4 miles of 14,024 linear feet of 10-foot wide of all-weather trails/pathways ~~(including two trail heads with parking and restroom facilities)~~ to provide for recreation, linkage, and access to parks, schools and open space areas. As a consequence, the following streets should be improved first to provide a potential linkage to the proposed trail system (a map of this system is provided as part of the original TSP):

BICYCLE / PEDESTRIAN FACILITIES PROJECTS (By Priority)

Location	Description	Status as of 2012
North Ave. (Gordon to Glencoe)	2,200 ft of 5 ft AC-sidewalk	<u>Partially complete at school</u>
Main St. (Commercial to Pacific)	4,800 ft of 5 ft concrete sidewalk	<u>Partially complete North to Commercial St.</u>
Glencoe Rd. (Cottage to North)	2,700 ft of 5 ft concrete sidewalk	<u>Complete</u>
Commercial St./- West Union Rd. (Main to East City limits)	13,500 ft of 5 ft concrete sidewalk	<u>Partial completion downtown between 313th and Main</u>
Gordon Rd. (Commercial to North)	2,800 ft of 5 ft concrete sidewalk	<u>Not Started</u>
Pacific St. (Main to 307 th)	5,400 ft of 5 ft concrete sidewalk	<u>Not Started</u>
311 th St.- (Hillcrest to Pacific)	2,800 ft of 5 ft concrete sidewalk	<u>Not Started</u>

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309 th (North to Hillcrest)	1,600 ft of 5 ft concrete sidewalk	<u>Not Started</u>
Lenox St. (Timeric to 300 feet west)	600 ft of 5 ft concrete sidewalk 2	<u>Not Started</u>

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2) Other projects including the following:

- a) North Avenue: On the near term a sidewalk should be constructed on the south side of North Avenue to connect the existing sidewalk to Gordon Road. Sidewalks should also be added on the south side of North Avenue between 309th Avenue and Glencoe Road. These improvements would complete a system of sidewalks on North Avenue in addition to providing connectivity to the adjacent street system. In the long term sidewalks should be added to the north side of North Avenue also.

~~Gordon Road: Provide sidewalk on the east side. This improvement will facilitate a connection to the future extension of sidewalk on the south side of North Avenue and to sidewalks along Commercial Street.~~

15.02.110 ENERGY

Energy can no longer be considered an inexpensive and infinite resource. Increased energy costs and a limited energy supply will have a profound effect on a city like North Plains because of its distance from the Metro urban core area and related employment centers. The City and residents will also incur increasing local energy costs that can only be mitigated by conservation efforts by both groups and individuals. Transportation systems and City development patterns are two areas where energy use is highest and most likely to be affected. It is in these areas that energy policy should be directed. One of the methodologies for realizing energy conservation is to make pedestrian and bicycle connections to the City's downtown core, industrial areas, schools and parks useable, safe and inviting. The objective of energy conservation reinforces the importance of focusing public facilities and urbanization toward in-filling and connecting the City's existing downtown and industrial areas.

North Plains is currently using limited mass transit and emphasis is on automobile usage. Some methods of achieving transportation energy conservation are as follows:

- Increasing mass transit (bus/light rail serving high density areas);
- Car pooling;
- Providing recreation and commercial facilities in close proximity to higher density development to reduce vehicle trips; and
- Developing pedestrian and bicycle connections to reduce vehicle use

The following are several methods of achieving residential energy conservation that are currently possible:

- Using available housing programs, priority to pre-1950 dwellings: utility marketing of energy savings (utility company); home energy conservation loans (banks);

- Utilization of lot size, dimension and siting controls;
- Availability of light, air, and wind; and
- Bulk, height, and surface area of residence.

15.02.114 STATEWIDE PLANNING GOAL 13 (To conserve energy.)

15.02.115 CITY OBJECTIVES AND POLICIES

1. **OBJECTIVE:** Development should occur which minimizes the consumption of fuels and maximizes the efficiency of utilities and residential space heating.

A. POLICIES:

- 1) The City will encourage practices and development which will:
 - a) Provide recreation in proximity to developed areas;
 - b) Reduce or shorten energy consuming trips by in-creasing density and intensity of development to reinforce transit corridors, employment, and commercial centers in the City's downtown core, and existing industrial areas and to provide inviting, usable connections to these locations and residential, parks, and school areas;
 - c) Use of energy conservation in development patterns by taking advantage of climatic conditions of light, heat, cooling, and ventilation; and
 - d) Consider the use of existing and proposed vegetation to: screen and admit light seasonally, create wind breaks.
- 2) The City ~~supports the efforts of local utilities to provide will review possible ways of developing~~ weatherization and insulation programs, especially in pre-1950 homes.
- 3) The City will encourage the recycling of older buildings (in compliance with Uniform Building Code) and waste materials should be encouraged where economically feasible and aesthetically desirable.
- 3)4) City codes, administrative policies and fees will facilitate the installation of alternative energy generation facilities and equipment in all zones, including solar panels and wind turbines.

15.02.120 URBANIZATION

15.02.122 BACKGROUND:

~~Based on information available in 2005, t~~The City is projected to grow to a population of 4041 people through the year 2021. The City ~~wishes to planned~~ for its growth in order to provide a land supply enabling its existing and future citizens to enjoy a livable North Plains consistent with its character as a rural town.

Therefore, ~~as a first step into~~ determin~~ing~~e the nature and amount of the City's land needs and

how and where such land supply needs should be satisfied, the City, in coordination with DLCD, ODOT, Metro, Washington County and others undertook an extensive review. This review resulted in a recommendation to the City for a UGB amendment to the North and East of the City, as well as certain policy objectives for the existing City. This study was funded by the State's Transportation Growth Management Program and was referred to as the City's "TGM Study."

The TGM Study's recommendations were unanimously recommended to the City by the voting participants in the TGM Study process, including the mayor, City Council member, the Planning Commission chair, Planning Commission member; and representatives of DLCD, ODOT, the Friends of North Plains, Metro and Washington County.

The TGM Study's unanimous recommendation was that the City increase density within the existing UGB, and amend the UGB to enable the City grow to the North and East. The basis for such policy changes are in the in-fill and development policies developed for the City's periodic review by LCDC. After receiving additional public comment in hearings conducted by the Planning Commission and City Council, the City adopted by Ordinance the in-fill and redevelopment goals and policies as a part of the City's comprehensive plan along with specific text and map amendments in support of the recommended directions of growth provided in the TGM Study.

The TGM Study and City Policy makers have identified land needs are for a connected, walkable, and non-auto-oriented environment, supportive of the downtown center and East Industrial Area.

The City also recognized the problem of having a County and State designated "exception" area across the freeway and the pressure to place City development there. An "exception area" is a place where the County and State - ~~here with~~ out ~~not~~ City involvement -- determined that the South freeway area should ~~be zoned for principally rural residential uses and not be zoned farm or forest use, but rather should be zoned for principally rural residential uses.~~ The City recognizes that problem is that since that happened, the State has adopted rules that say if exception areas satisfy a City's identified land supply needs, ~~than they~~ the exception areas must be the preferred place for future UGB amendments.

Because the freeway is a disconnecting physical impediment to the kind of compact growth the City wishes to establish in its future, the City will use its UGB as a means to ~~avoid~~ the encourage livability ~~problem of and avoid~~ disconnecting certain neighborhoods from the rest of the City. ~~Thus the City~~ and creating urbanizable land supply to the north of the freeway; connecting the downtown core and industrial areas, ~~including those to the east,~~ with established and future neighborhoods.

The City's growth has not been as rapid as anticipated in 2005, however it will likely reach the 4,000 population within a couple years of 2021.

15.02.124 CITY POLICIES AND OBJECTIVES

Create a compact, pleasant livable city with strong pedestrian-scale appeal while encouraging growth to occur in a manner that connects the downtown core and the eastern industrial areas to neighborhoods and public and private amenities. Urbanization shall occur in a manner that is consistent with the City's livability objectives.

15.02.125 LIVABILITY

1. **OBJECTIVES:** The City's livability objectives are the following:

- A. **Sense of Place:** To create a City of North Plains identity that is clearly apparent and related to North Plains' history and small town character and avoids development that bisects the City by the disruptive physical feature of the freeway or other physical forces.
- B. **Housing Variety:** To create a planning program and growth direction that provides for a variety of housing types and densities to promote housing diversity and affordable housing choices.
- C. **Orderly and Efficient Public Facilities and Services:** To determine a planning program and the direction of growth that is compatible with public facilities and services and the ability to extend those facilities and services in an orderly, economical, and efficient manner in a manner that is sensitive to the City's objective of maintaining a compact community to the north of the freeway

15.02.126 BALANCED TRANSPORTATION SYSTEM

1. **OBJECTIVE:** Establish a planning program and a direction for growth that:

A. **POLICIES:**

- 1) Provides for accessibility through a safe, efficient and balanced transportation system. Determine a planning program and a direction of growth that reduces the reliance on Highway 26 for local traffic,
- 2) Allows land uses that are consistent with the identified function, capacity and level of services of the transportation system, and
- 3) Provides the best opportunity for a connected street pattern that provides direct and convenient connections to key destinations, especially to the town center, eastern industrial area, parks, schools and other public and private amenities, and
- 4) Fosters comfortable pedestrian scale choices for travel by foot, bike, auto and transit.

15.02.127 TOWN CENTER

1. **OBJECTIVE:** Establish a planning program and a direction for growth that:

A. **POLICY:**

- 1) That creates a **mixed use**, accessible, pedestrian-oriented town center that provides a focal point for the community, and.
- 2) Reinforces the prominence and accessibility of the town center, and
- 3) Creates opportunity to integrate the City's eastern industrial area into a mixed use, accessible, pedestrian oriented area connected to the town center by pathways, bicycles and vehicular connections.

Commented [MD15]: How important is this aspect of the town center?

15.02.128 COMPACT GROWTH

A. **OBJECTIVE:** Establish a planning program and a direction for growth that

- 1) **POLICY:**
- 2) Promotes the efficient use of land, including appropriate in-fill, redevelopment and new development at higher density than currently on the ground in the City, and
- 3) Development must be planned in complete neighborhoods, either singularly or in conjunction with adjacent areas, and
- 4) Encourage the City to grow its existing neighborhoods, amenities, town center and industrial areas into one connected compact city.

15.02.130 SEPARATION FROM THE METRO AREA

1. **OBJECTIVE:** Establish a planning program and a direction for growth that:

A. **POLICY:**

Reinforce and provide a geographic separation between North Plains' and Metro's urban growth boundaries/urban reserves.

15.02.132 URBAN AND RURAL LAND SEPARATION

1. **OBJECTIVE:** Establish a planning program and a direction for growth that:

A. **POLICY:**

To provide separation between urban and rural land uses to the extent possible, consistent with state law.

15.02.134 ECONOMIC DIVERSITY

1. **OBJECTIVE:** Establish a planning program and a direction for growth that:

A. **POLICY:**

- 1) Encourage and accommodate the development of a diverse and viable economy.
- 2) Accommodate a variety of parcel sizes to serve needed industrial and commercial land uses.
- 3) Recognize existing businesses in the City and supports their viability and plans for growth.
- 4) Establish a planning program that integrates the City's eastern industrial areas with the rest of the community such that workers in the industrial area have enjoyable places to eat, jog or walk on breaks, without having to get into an automobile to reach such a destination.

- 5) Enhance the development of community-scale businesses and services (e.g. groceries, doctors, dentists, schools, coffee shops, bookstores, etc.) so that more of the needs of local residents are met locally.

5)

15.02.140 LAND NEEDS

1. **OBJECTIVE:** The purpose of this chapter is to provide goals and policies to guide development in the City's expansion areas.

A. **POLICY:**

~~2)A. Concept development plans for the expansion areas have been completed within the 2021 needed acreage range for expansion to the north and east. The total acreage in the expansion areas is 149 acres. All of the City land needs must be accommodated within this acreage unless another expansion is sought.~~

~~3)1) To provide the needed acreage necessary to accommodate the year 2021 land supply, the City should expand the existing UGB by 149 acres. By the time the City's population reaches 3,000 residents (75% of 4,000) a review of the land needs should evaluate the need for additional acreage in the Urban Growth Boundary. Similar reviews should occur whenever the City is within 25% of the maximum potential growth for housing units.~~

15.02.142 DIRECTION OF GROWTH

1. **OBJECTIVES:** To meet the City's livability objectives, the City's direction of growth should be ~~to the north and east of the~~ in areas adjacent to the existing City.

A.B. **POLICY:**

1) ~~If E~~ Expansion is to occur outside of the existing UGB it should incorporate areas contiguous to the existing UGB areas that are north of Highway 26, east of Jackson School Road or Shadybrook Road, west of Gordon Road and south of Pumpkin Ridge Golf Course. to the east includes the Jackson Union property (69.87 acres). This property is closest to the City's eastern industrial lands edge and is the beginning for integration of the City's industrial lands. The east also includes certain exception lands located south of West Union Road (2.60 acres*) are also included. The combined acreage of these parcels is 72.47 acres. This property includes no flood plains or known development constraints that would limit its develop ability in a manner that is inconsistent with the City's livability objectives. Allowing expansion within these areas would allow the City to create contiguous walking and bicycling trails to meet livability objectives.

~~Expansion to the north includes the Cropp Lauman property (74.13 acres) and the exception lands located east and west of Glencoe Road (2.39 acres). The combined acreage of these parcels is 76.52 acres. This property includes no flood plains or known development constraints that would limit its developability in a manner that is inconsistent with the City's livability objectives.~~

* The 2.60 acres represents only that portion of this exception areas located above the 100-year flood plain elevation.

2) The distribution of land uses within the expansion areas, as shown on the Expansion Area Land Use Maps, should be as follows: should provide primarily residential housing, and adequate acreage for commercial, institutional and public uses.

2)3) All expansion area should be master planned to ensure the City's goal of achieving 8.4 dwelling units per net acre is met.

15.02.144 EXPANSION AREAS

East Expansion Area

Streets, Parks and Housing	38.1 acres
Commercial	3.9 acres
Institutional	5.4 acres
Elementary School	11.4 acres
Municipal Parks	11.4 acres
Exception Land not in Flood Plain	2.6 acres
Total East Expansion	72.5 acres

North Expansion Area

Streets, Parks, Greenways & Housing	52.3 acres
Commercial	3.9 acres
Institutional	7.1 acres
Municipal Parks	10.8 acres
Exception Land not in Flood Plain	2.4 acres
Total North Expansion	76.5 acres

Total North and East Expansion 149 acres

15.02.145 NORTH AND EAST EXPANSION AREAS

1. **OBJECTIVE:** The purpose of the following policies and objectives are to direct the development of the North Plains expansion areas for creating a complete, livable and pedestrian scale community environment.

A. POLICIES

- 1) Expansion areas should be identified to meet the City's growth needs for a minimum of 10 (ten) years.
- 2) Expansion areas that connect developed properties to the downtown City center should be given priority over properties adjoining undeveloped lands.
- 3) Zoning in expansion areas should enable to the City to meet its overall goal of 8.4 dwelling per net acre.

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15.02.146 URBANIZATION

1. **OBJECTIVE:** To provide for an orderly and efficient transition of land from rural to urban use through the identification and establishment of areas designed to accommodate the full range of urban uses within the North Plains expansion area.

A. POLICIES

- 1) New growth areas should be master planned to ensure development of complete neighborhoods and adequate public facilities. Neighborhoods should provide a variety of housing, usable parks and open space, school facilities, and connected streets. ~~generally consistent with the town plan.~~
- 2) Development standards in the expansion areas shall be used as a tool to achieve densities of 8.4 per acre citywide. Key components of expansion area design shall include:
 - Pedestrian orientation;
 - Public amenities, including pedestrian spaces and community facilities;
 - Linkages within and between neighborhoods; and Convenient access to needed services
- 3) The land use map shall designate the expansion areas to promote varying density residential development and pedestrian-sensitive mixed-use development so as to provide the opportunity for an overall density of 8.4 units per net acre. ~~and an approximate 40% low density, 40% medium density, and 20% high density in the expansion areas.~~

15.02.147 HOUSING

1. **OBJECTIVE:** To provide for the housing needs of the citizens of North Plains by encouraging the construction, maintenance, development, and availability of a variety of housing types, in sufficient number and at price ranges and rent levels which are commensurate with the financial capabilities of the community's residents.

A. POLICIES

- 1) A mix of housing units shall be encouraged throughout the expansion areas for households of varying incomes, ages and living patterns. Such housing should include but not be limited to: single family residences, duplexes, apartments, attached single family residences, condominiums, townhouses, mixed uses, an ancillary dwelling units. Each type of housing should be available at various prices and rents in order to maximize housing choices of the public.
- 2) Within the expansion areas minimum residential densities shall be

established to ensure these areas achieve the residential density objective identified in the North Plains Neighborhood City Study, while also retaining flexibility for residential development patterns and projects tailored to specific locations.

Commented [MD16]:
Should we revisit this 1997 study? On website now.

15.02.148 OPEN SPACING

1. **OBJECTIVE:** Preserve, protect and maintain for present and future residents of North Plains open space, historic sites and structures.

A. **POLICY:**

The City shall work closely with the Washington County Museum, property owners and all interested parties to identify and encourage the preservation of cultural resource sites within or near the expansion areas.

2. **OBJECTIVE:** Promote and encourage development in character with the natural features of the land,

A. **POLICY**

All land within the 100-year flood plain (elevations as established by the FEMA or by site specific evidence on the best topographic maps available) should be preserved as much as possible for open space, fish and wildlife habitat, urban buffers, neighborhood boundaries, future recreational development, drainage and runoff retention.

15.02.149 RECREATION

1. **OBJECTIVE:** To design parks and recreation facilities within the expansion areas that:

- Provide a variety of open spaces, parks, and recreation facilities; and
- Links opens spaces, parks, recreation facilities, and school via a pedestrian and bicycle trail system.

A. **POLICIES**

- 1) In the expansion areas, useable open space shall be provided to mitigate higher overall densities and to provide public and private local parks and recreation opportunities.
- 2) The preservation of some natural areas will be considered when designing and developing parks within the expansion areas.
- 3) Flood plains will be considered for appropriate park and recreation facilities.

15.02.150 COMMERCIAL LAND

1. **OBJECTIVE:** Provide local shopping opportunities for residents of the expansion areas.

A. **POLICY:**

Commercial land may be located close to or within neighborhoods and residential areas within the expansion areas. The commercial areas shall be located and designed to provide safe and convenient access for pedestrians, bicycles and autos.

15.02.152 **SCHOOLS**

1. **OBJECTIVE:** The City shall coordinate with the school district to help assure an adequate level of educational service is provided. Areas of coordination shall include:

- Location of school site, and
- Provision of adequate pedestrian, bicycle and bus access from residential districts to school sites.

15.02.154 **QUALITY DEVELOPMENT**

1. **OBJECTIVE:** To encourage quality development

A. **POLICIES** - Quality development includes projects that:

- 1) Are located within urban growth boundaries and within or bordering already urbanized areas to minimize the costs of providing public services and to protect resource land outside ~~Urban g~~Urban g~~Boundaries~~Boundaries.
- 2) Incorporate or encourage a mix of uses to stimulate economic vitality in existing and emerging down towns, neighborhood commercial districts and other mixed-use centers.
- 3) Are designed to be safe, pleasant and convenient for pedestrians, bicyclists and riders of public transportation as well as located within walking or bicycling distance and provide direct routes to housing, employment, a wide range of commercial services, parks, schools and public transportation, if available.
- 4) Are compatible with community environmental concerns, including energy efficiency, respect for existing ecosystems and natural resources, and re-use existing sites, buildings and material whenever possible.
- 5) Promote the importance of public values by providing a balance of jobs and affordable housing, creating community gathering places and employing regional or local historic and cultural heritage.
- 6) Encourage community sense of place through locally appropriate, human scale design.

15.02.160 **POPULATION PROJECTION**

Prior to 1980, the population of North Plains increased at an historical average rate of 3% a year. The City had a population of 715 in 1980, and 972 in 1990, which equals an average annual growth rate of 3.6%. ~~In 1993, Portland State University estimated the City's population~~

at 1,080, which equals an average annual rate of 3.7%.

Despite this relatively slow growth, the City ~~has~~ selected a growth rate of 4.5% a year for its Comprehensive Plan based on the following:

- ~~The City experiences a 3.3% increase in population in both 1981 and 1982 despite the lack of sanitary sewer system and poor economic conditions. Since the construction of the sewer began, there has been a significant increase in inquiries by property owners, developers and realtors regarding development opportunities within the City, suggesting there is significant pent-up demand. As a satellite community, North Plains offers excellent access to the Portland metropolitan area while providing the small town atmosphere and relatively low land prices valued by many.~~
- The recent improvements to the City's water storage and distribution system greatly enhance the City's potential for further urban development.
- In selecting the generous growth rate, the City officials have indicated a desire to plan for too many people rather than too few.
- Washington County remains an economic engine for the State of Oregon. The rate of building in surrounding cities such as Hillsboro and Beaverton suggest there is strong demand for new dwelling units. As traffic congestion becomes more problematic in the Highway 26 corridor, the City anticipates developers will show more interest in projects in North Plains to promote shorter commute times to employers in Hillsboro's north industrial area, which is within a 5 minute drive of North Plains, and a 20 minute bicycle commute.

- ~~Assuming a 4.5 percent growth rate, North Plains will have a population of 1720 people by the year 2000, or an increase of 1005 people over its 1980 population. Table 1 A summarizes this growth in five year increments.~~

In 2010, the US Census determined the population of North Plains was 1,947 persons. This reflects a 49% growth over 20 years, or an average of 3.7% per year, which was close to the historic norm.

The growth of the City slowed significantly during the Great Recession which began in 2007 and which reduced the availability for mortgage loans and subsequently reduced demand for housing.

In 2013, the City anticipates a surge of housing starts for the next two years which will may result in adding approximately 350 residents or 15% growth in population. Developers, including national builders are showing an interest in North Plains because there is large increase in the number of jobs in the Washington County area particularly in Hillsboro and North Plains close proximity to those jobs. Employment trends within the City itself do not appear to be affecting the housing demand.

If the 4.5% annual growth rate is retained and applied to the 2010 Census figure, the City's population will increase to 4,115 by 2027.

Commented [MD17]: Numbers for year 2000 do not match 1720 vs. 1605. When multiplied by 4.5% 1605 almost equals 4041 in 2021.

Commented [MD18]: This suggests that the City's UGB should be good for another 14 years.

• *Table 1 Population Projection Assuming 4.5% Per Year*

<u>Year</u>	<u>Population</u>
<u>2010</u>	<u>1,947</u>
<u>2011</u>	<u>2,035</u>
<u>2012</u>	<u>2,126</u>
<u>2013</u>	<u>2,222</u>
<u>2014</u>	<u>2,322</u>
<u>2015</u>	<u>2,426</u>
<u>2016</u>	<u>2,536</u>
<u>2017</u>	<u>2,650</u>
<u>2018</u>	<u>2,769</u>
<u>2019</u>	<u>2,893</u>
<u>2020</u>	<u>3,024</u>
<u>2021</u>	<u>3,160</u>
<u>2022</u>	<u>3,302</u>
<u>2023</u>	<u>3,450</u>
<u>2024</u>	<u>3,606</u>
<u>2025</u>	<u>3,768</u>
<u>2026</u>	<u>3,938</u>
<u>2027</u>	<u>4,115</u>
<u>2028</u>	<u>4,300</u>
<u>2029</u>	<u>4,493</u>
<u>2030</u>	<u>4,696</u>
<u>2031</u>	<u>4,907</u>
<u>2032</u>	<u>5,128</u>
<u>2033</u>	<u>5,358</u>
<u>2034</u>	<u>5,600</u>

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Table 1-A ACTUAL AND PROJECTED POPULATION GROWTH (1980 - 2000)-

1980	1985	1990	2000	2010	2021	
715	930	972	1605	2491	4041-	

15.02.162 RURAL TO URBAN LAND CONVERSION ACTIVITY

The City of North Plains shall monitor conversion activities both within as well as outside the city limits.

The City of North Plains shall update all planning requirements related to the conversion of rural lands to urban uses according to changes in state law.

15.02.163 PROJECTED YEAR ~~2027~~ LAND REQUIREMENTS

Statewide Planning Goal 2 requires that the exercise of the City's land use planning authority be accomplished on an adequate factual basis. The revisions to the City's land use inventories

provide an updated factual basis upon which the City's future land use planning decisions ~~can~~ were based. Most of the data was a result of Work Product Three (dated July 2000) and Work Product Four (dated October 2000) were produced as a part of the City's Periodic Review process in 2000. These two work products reviewed the City's existing land use inventory and projects the City's needed acreage by land use to the year 2021 based on upon population projections available at that time. The UGB was expanded to incorporate the needs identified in the 2005 Comprehensive Plan update. The final revisions to the land use inventories are represented on the following tables.

In 2011 a Buildable Land Inventory was completed with the following results:

<u>Land Use Category</u>	<u>Buildable Acres</u>
<u>Residential</u>	<u>179</u>
<u>Commercial</u>	<u>11</u>
<u>Industrial</u>	<u>88.2</u>

The available acreage appears to meet the City's short term and long term needs through 2027. The residential land needs are based on a projected population of 4,000. Based on US Census data the 2010 population of 1,947 and projecting a 4.5% compounded growth rate, the City will reach a population of 4,000 in 2027.

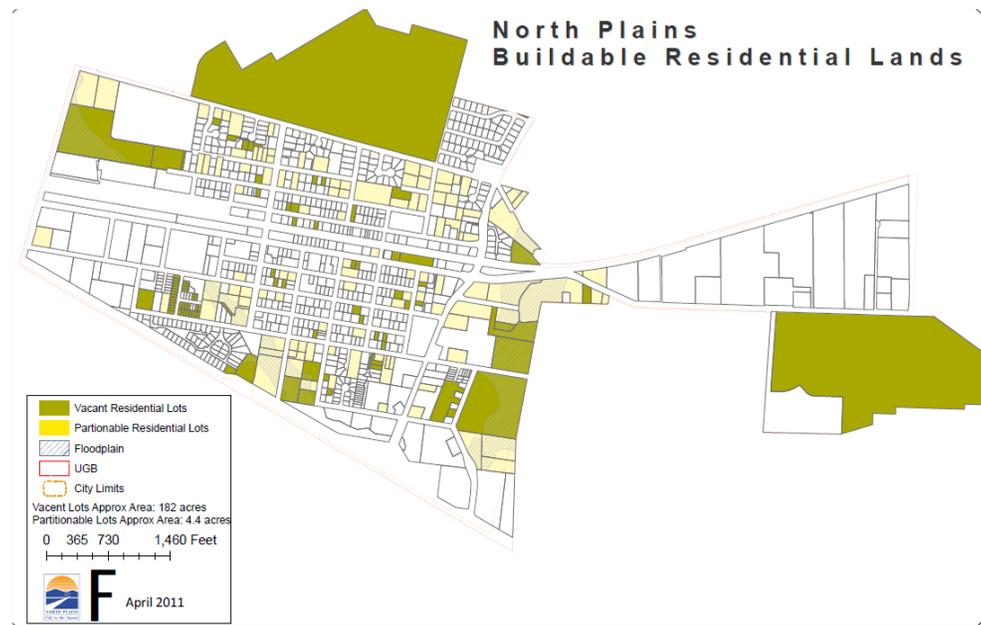


Figure 1 Residential Lands

The residential land needs are based on a projected 2021 population of 4,000 based on a year 2000 population of 1,605 and projecting a 4.5% compounded growth rate. The 4,000-

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estimate is a conservative estimate.

The commercial and industrial land needs are based on a report within the Neighborhood City Study titled *Estimating Industrial/Commercial Land Needs in North Plains*, dated February 1997 and updated in Work Product Four dated October 2000. The City has identified a need to expand the downtown Commercial which currently spans Commercial Street from Main Street to 313th. The absence of land zoned as Commercial prevents the development of businesses and mixed use housing in the area. A zoning designation of Downtown Commercial Transition is proposed for residential areas immediately to the east of the current downtown area (C1) and west of the highway commercial area (C2). This three-block transition zone could allow for both commercial and residential activities in the near term, with the intention of rezoning the area to Commercial by 2034.

Park land needs are based on the City of North Plains Park & Recreation Master Plan, dated February 2000. The needs have not changed significantly in the past decade. The Parks Master Plan was updated to include a walking trails plan in 2012.

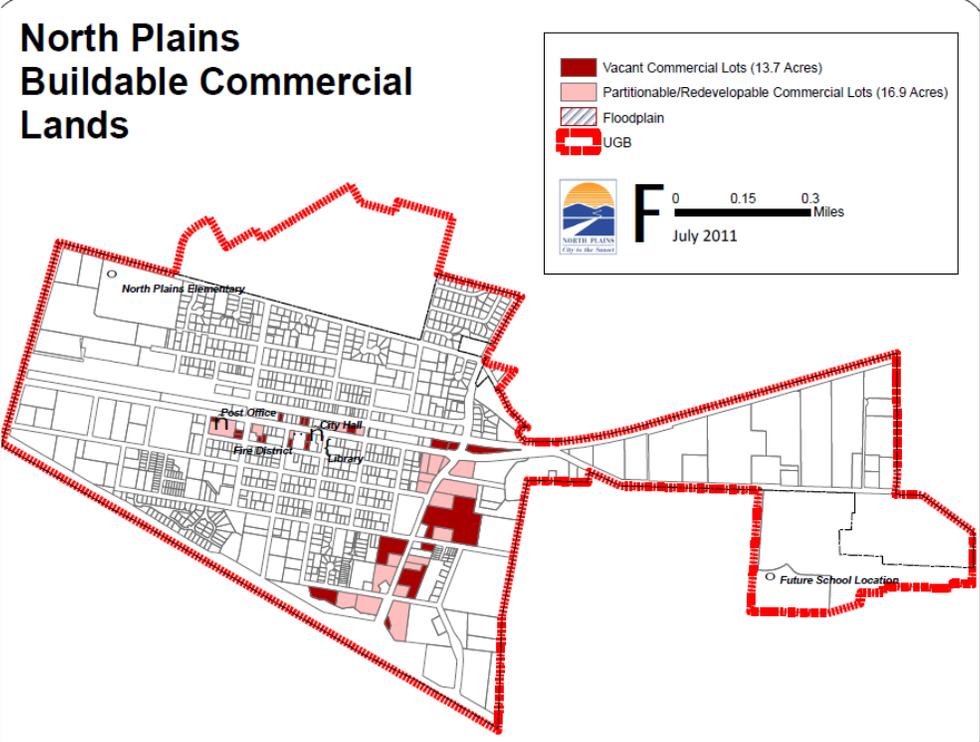


Figure 2 Commercial Lands

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Institutional land needs are based on the City of North Plains Park and Recreation Master Plan, dated February 2000. The development of industrial lands has slowed with the economy.

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Institutional land needs are based on the Neighborhood City Study ~~finding that the City currently has no institutional land available for development.~~ Land needs to be provided to accommodate land uses such as road maintenance facilities, ~~places of worship, fire halls, private schools, and fraternal organizations.~~ Based on the analysis conducted in Work Products Three and Four of the City's Periodic Review process, Table 4 provides a final summary of the needed acreage in the listed land use categories. ~~The uses and acreage listed in this table represent the land needed in each of those categories outside of the existing UGB to provide the needed land supply for the year 2021.~~

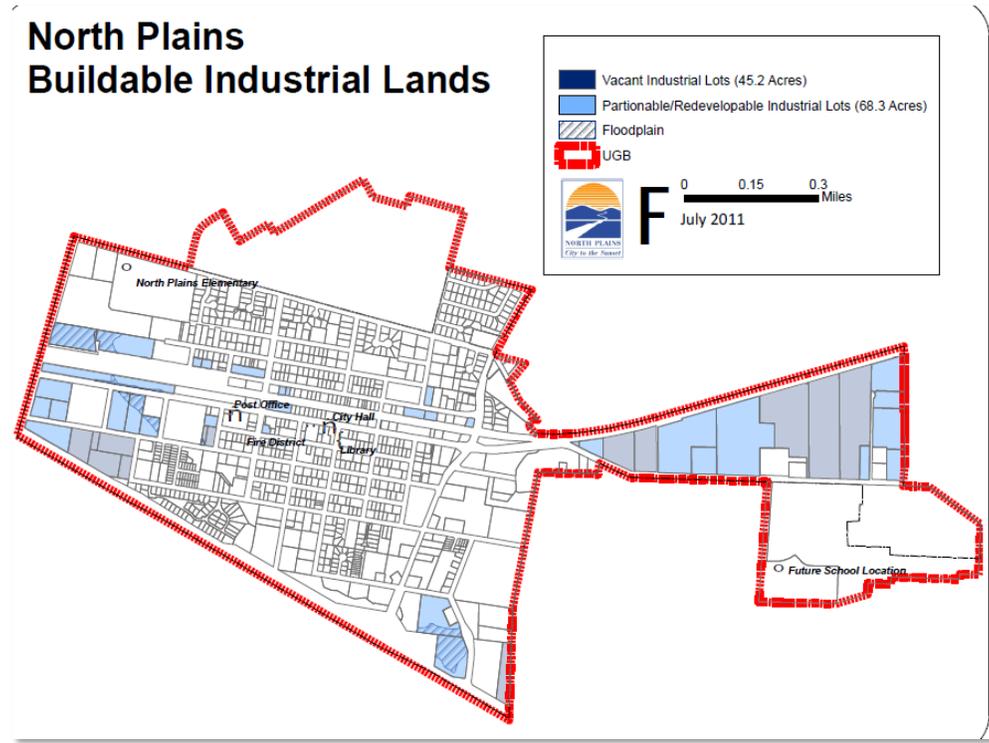


Figure 3

15.02.164 Buildable Residential Lands

~~Table 1~~ ~~Figure 1~~ presents an inventory of the buildable residential land within the existing City UGB. The City currently has approximately ~~64,179 net~~ buildable acres of residential land within the city limits, ~~excluding the flood plain areas.~~ ~~Net acreage will be lower as streets and other public improvements will reduce this figure by approximately 30% to roughly 125 acres.~~

~~**Buildable Residential Lands (Table 1)**~~

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Area #	Gross-Vacant Acreage	Minus-Environmentally Unbuildable-Vacant Areas	Equals-Gross-Buildable Vacant Areas	Acres-for-Public-Facilities	Equals-Net-Buildable Vacant Acres	Plus-Redevelopable Acres	Equals-Total Net Buildable Acres
Low Density R-10, R7.5							
-	-	-	-	-	-	-	-
1	4.67	0.23	4.44	**	4.44	0	4.44
2	4.21	0	4.21	**	4.21	0	4.21
3	9.82	2.89	6.93	**	6.93	0.42	7.35
4	0	0	0	**	0	0	0
5	4.17	2.92	1.25	**	1.25	0	1.25
6	0	0	0	**	0	0	0
-	-	Subtotals	-	-	-	0.42	17.25
Medium Density R.5							
-	-	-	-	-	-	-	-
1	0.11	0	0.11	**	0.11	0	0.11
2	2.65	0	2.65	**	2.65	0.46	3.11
3	3.82	0	3.82	**	3.82	0.34	4.16
4	0	0	0	**	9.58	0	9.58
5	4	0	4	**	4	0.11	4.11
6	0.93	0	0.93	**	0.93	0	0.93
-	-	Subtotal	-	-	21.09	0.91	22
High Density R2.5							
-	-	-	-	-	-	-	-
1	16.45	4.52	11.93	**	11.93	0	11.93
2	0	0	0	**	0	0	0
3	0.5	0	0	**	0.5	0	0.5
4	0	0	0	**	0	0	0
5	8.3	4.07	4.23	**	4.23	0	4.23
6	21.52	13.84	7.68	**	7.68	0.22	7.9
-	-	Subtotals	-	-	24.34	0.22	24.56
-	-	Total Buildable Acreage	-	-	-	-	63.81

**** Acreage for public facilities was accounted for in Residential Vacant Lands In-fill and Redevelopment Study. This study included actual development scenarios to account for this acreage.**

Gross Vacant Acreage—As the Residential Vacant Lands, In-fill & Redevelopment Study was based on actual development scenarios, acreage for public facilities has been accounted for. Therefore, Gross Vacant Acreage by our definition is the total of vacant acreage less acreage necessary for public facilities.

Environmentally Vacant Acreage—Undevelopable acreage due to the existence of natural resources, steep slopes and flood plains.

Acres for Public Facilities—Acreage necessary for the installation of Public facilities such as streets, storm drainage, sewer, water, etc. The note below the Buildable Residential Lands

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~~Table describes how Acres for Public Facilities were accounted for in the Residential Vacant Lands, In-fill & Redevelopment Study.~~

~~New Buildable Vacant Acres—Acreage remaining after the removal of Gross Vacant Acreage (as described in definition #1) and Environmentally Unbuildable Vacant Acres.~~

~~Redevelopable Vacant Acres—Acreage containing an existing home where the value of the improvement is 30% or less the value of the land and where the parcel is large enough to accommodate more units under the base zone but the existing improvement must be removed first.~~

~~Total Net Buildable Vacant Acres—Total of the Net Buildable Vacant Acres and Redevelopable Acres as described in definition #5 and #6.~~

15.02.165 Projected 2021-2027 New Housing Units Needed (Table 2)

~~Table 2 illustrates the projected number of new housing units needed outside of the existing city limits necessary to meet the projected year 2021-2027 population of 4,000. As shown on Table 2, the existing city limits UGB with the north and east boundary were set to accommodate 1,600 housing units, can accommodate approximately 1,062 of the total 1,600 housing units needed to accommodate the 2021 population. The City will encourage mixed use development and up zoning in the down town core area to provide 48 additional needed housing units in the existing UGB to the 379 units identified in the In-fill and Redevelopment Study. Therefore, the remaining non-exception expansion areas will need to provide 538 housing units.~~

Table 2 Projected 2021-2029 New Housing Units Needed

Projected Population (4,041)	-	Group Quarters Population 0	=	Projected Population in Households 4,000
Projected Population in Households 4,000	+	Projected Household Size 2.5 persons	=	Projected Total Number of Households 1,600
Existing Housing Units 1,062*791*	-	Projected Total Number of Households 1,600	=	538809

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~~* Existing housing units comprised of 663 existing housing units plus 427 new housing units added through in-fill and redevelopment of parcels in the existing UGB minus 28 units displaced by park needs. * Excludes 15 single family dwelling units in Commercial and Industrial zones.~~

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15.02.166 Additional Dwelling Housing Units Needed by Structure Type in 2021 when the City reaches a population of 4,000 (estimated 2027) (Table 3)

~~Table 3 illustrates the mix of housing choices necessary based on density ratios of: 40% Low Density; 40% Medium Density; and 20% High Density. This mix of housing choices will provide a density of 8.4 units per acre in the expansion area. The City's codes have been revised in recent years with the following objectives:~~

- All zones should support the citywide goal of reaching a net density of 8.4 dwelling units per acre.
- High density zones, particularly R2.5 must be able to accommodate dwelling units on small lots. Set back restrictions and subdivision layouts provide flexibility to encourage higher density single-family and multifamily dwelling developments.
- Medium density zones, particularly R5, should encourage the development of single-family and multifamily dwellings on modestly sized lots consistent with the community's older neighborhoods near downtown.
- Low density zones should be distinctive from other zones and encourage the development of single family dwellings.

Table 3 Additional Existing Housing Units Needed by Structure Type in 2021-2013

Housing Type	Low Density	Medium Density	High Density	Total
Single Family Detached	221	272	71	564
Attached Multifamily Dwelling Units		84	143	227
Total	221	356	214	791

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Housing Type	Needed Units	Low-Density	Medium-Density	High-Density
Single Family Detached	215	215		
Small Single Family Attached and Detached	215		215	
Single Family Attached (apartments, condos, etc...)	108			108
Total	538	215	215	108

In January 2013, the City Council created incentives to promote infill development of single-family dwellings, which will sunset in 2016. Citywide there was an estimated 50 vacant infill lots that can be developed across all residential zones. Additionally, 95 properties in residential zones could be partitioned to create more legal lots for single family dwellings. (See Figure 1 2011 Residential Buildable Inventory.)

Remaining undeveloped and underdeveloped acreage in the City is concentrated in two residential zones: R2.5 and NC.

Existing master plans for the NC zones are proposed to generate housing in the following

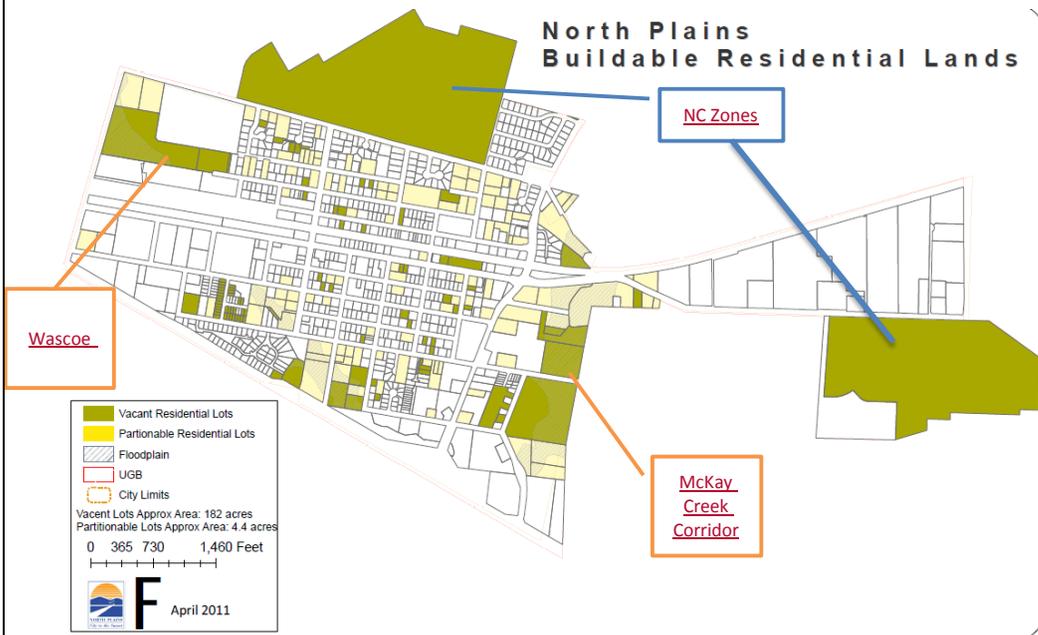
manner, which was consistent with the approved 2005 Comprehensive Plan:

Table 2 Master Plan density estimate for North and East

Housing Type	East	North	Total
High Density	196	57	253
Medium Density	48	114	162
Low Density	51	114	165
Total	295	285	580

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Table 3 Residential Buildable Land Inventory



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When compared to the actual housing inventory 2012, it becomes clear that the City will likely exceed its goal of creating 1,600 dwelling units within the existing UGB.

Table 4 Existing dwelling units and proposed NC additions.

Housing Type	2012 Existing Housing	Expansion Area Developments as proposed	Total Estimated Housing	Remaining Need to reach 1600 dwelling units

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<u>High Density</u>	<u>214</u>	<u>253</u>	<u>467</u>	
<u>Medium Density</u>	<u>356</u>	<u>162</u>	<u>518</u>	
<u>Low Density</u>	<u>221</u>	<u>165</u>	<u>386</u>	
<u>Total</u>	<u>791</u>	<u>580</u>	<u>1371</u>	<u>229</u>

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Most of the undeveloped and underdeveloped R2.5 properties are located along the McKay Creek corridor, which is within the 100 year flood plain, and on Wascoe between the west terminus and Gordon Road, a portion of which is also in the flood plain.

Table 5 Potential Development of R2.5 Properties

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	<u>Known Projects</u>	<u>McKay Creek</u>	<u>Gordon*</u>	<u>Total</u>
<u>Total Acres</u>	<u>10 acres</u>	<u>26 acres</u>	<u>16 acres</u>	<u>47 acres</u>
<u>Estimated buildable acres</u>	<u>6 acres</u>	<u>12 acres</u>	<u>10 acres</u>	<u>25 acres</u>
<u>Yield of dwelling units (17.4 net dwelling units per acre)</u>	<u>62</u>	<u>209</u>	<u>174</u>	<u>445</u>
<u>Number of parcels</u>	<u>4</u>	<u>9</u>	<u>4</u>	
<u>Lots with existing homes in 2013</u>	<u>1</u>	<u>7</u>	<u>2</u>	

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* It should be noted the Gordon property has an approved subdivision map for 71 units from 2005. No housing units have been constructed, mostly due to the prohibitive cost of wastewater lift station needed when the new development occurs.

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In theory, based on available R2.5 acreage, the City will exceed the 1,600 dwelling unit goal by roughly 220 homes. Additional infill may add 50-150 more dwelling units. This will ensure the City exceeds the goal of 8.4 dwelling units per net acre.

The City shall provide developers of subdivisions (defined as projects with 4 or more dwelling units) to request approvals that are up to 10% below the net dwelling unit per acre requirements for the residential zones defined in 15.02.020 provided the City can document that the 1,600 dwelling unit goal remains attainable by 2027.

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Summary of Expansion Needs for All Land Uses in 2021

15.02.167 Summary of Expansion Needs for All Land Uses in 2021 (Table 4)

Based on the analysis conducted in Work Products Three and Four of the City's Periodic Review process, Table 4 provides a final summary of the needed acreage in the listed land use categories. The uses and acreage listed in this table represent the land needed in each of those categories outside of the existing UGB to provide the needed land supply for the year 2021.

Land Use Category	Net Acres	Gross Acres
Commercial	6.25	7.80
Industrial	0.00	0.00
Institutional	10.00	12.50
Schools	10.00	11.10
Residential	64.00	85.30
Parks		
Neighborhood	2.60	2.90
Community	2.40	2.70
Municipal	20.00	22.20
Greenway	4.50	4.50
Total	119.75	149.00

15.02.170 STATEWIDE PLANNING GOAL 14

To provide for an orderly and efficient transition from rural to urban land use

15.02.172 CITY OBJECTIVES AND POLICIES

- 1. **OBJECTIVE:** To identify and utilize accepted growth management techniques in a manner that will implement the comprehensive plan vision statement, Plan policies and objectives including the City's livability objectives

A. POLICIES:

- 1) The City will carry out implementation of the vision statement and livability objectives through the use of accepted land use planning and management techniques to include, but not be limited to, the following:

- a) Refinement and updating of the urban planning area agreement with Washington County;

Proposed expansions of the area of interest will be based upon an analysis of both short-term and long-term need for urban expansion. The expressed interest and desire of residents and property owners, both within the City's area of interest and in property considered for inclusion in the area of interest, will be taken into account when evaluating which properties should be considered for inclusion in the City's area of interest.

- b) Intergovernmental agreements with Washington County concerning planning, land division, land uses, and management of land uses and provision of public facilities and services within the City's area of interest;

An active role by the City in the land use planning and development process for lands located in the area of interest is desirable. Through intergovernmental agreement with the County, the City can

assume this greater involvement, including delegation by the County to the City for planning and development regulation responsibilities in the area of interest. Agreement can also be reached with the County requiring annexation, or a pre-annexation agreement, prior to development of urban type uses outside of the City's UGB, and concerning the regulation of land divisions pursuant to ORS 92.042.

c) Urban reserves;

OAR 660 Division 21 authorizes planning for areas outside urban growth boundaries to be reserved for eventual inclusion of an Urban Growth Boundary and to be protected from patterns of development which would impede urbanization. Many parcels surrounding the City's Urban Growth Boundary have or are available for transition from rural to more urban uses, while remaining outside the Urban Growth Boundary. The authority provided by OAR 660 Division 21 provides the City a mechanism through which it can influence and affect the pattern of development outside the Urban Growth Boundary, so that it does not conflict with the City's long-term plans for urbanization.

d) Urban Growth Boundary amendments;

e) Resource land holding zones (within UGB and City limits);

The inclusion and preservation of resource lands within urban growth boundaries is a mechanism which can promote the orderly transition of rural to urban uses. Situations may arise whereby lands separated from urban land are eligible and ready for the transition to urban uses while the intervening resource lands are not. Through the use of resource holding zones, these resource lands can be encouraged and protected, while the appropriate urbanization of adjacent lands is not impeded, and

f) Annexation.

2) The City will aggressively seek to influence, manage and control the transition from rural to urban uses on lands outside the City's Urban Growth Boundary which are logically within the City's area of interest for the planning.

3) The Urban Growth Boundary will be updated and expanded when conditions exist which satisfy locally adopted as well as state standards for amendments to urban growth boundaries;

2. **OBJECTIVE:** Annexation shall occur in an orderly and coordinated manner, and public facilities shall be provided to support urban growth in a manner that is consistent with the City's livability objectives.

A. The following conditions should be met prior to or concurrent with the City processing of any annexation request:

1) The subject site should be located within the North Plains Urban Growth Boundary.

~~1) The subject site should be contiguous to the existing city limits. In appropriate cases, annexation may occur for property which is located within the Urban Growth Boundary, but which is physically separated from existing city limits.~~

Commented [MD19]: This would create islands and should be discouraged.

~~C.B.~~ The proposed use for the site shall comply with the North Plains Comprehensive Plan and with the designation on the North Plains Comprehensive Plan Map. If a re-designation of the Plan Map is requested concurrent with annexation, the use~~d~~ allowed under the proposed designation must comply with the Comprehensive Plan

~~D.C.~~ An adequate quantity and quality of urban services must be available, or there is evidence that it is feasible that they can be ~~made~~ available within a reasonable period of time after annexation. Annexation can be conditioned upon the provision of services through a pre-annexation agreement. Increased levels of urban service shall not place unreasonable burdens on the service providers or existing users. An adequate level of urban services shall be defined as:

- 1) Municipal sanitary sewer and water service
- 2) Roads with an adequate design capacity for the proposed use and project future uses.
- 3) Police, fire, and school facilities and services.

~~E.D.~~ The burden for providing the above findings is placed upon the applicant.

~~F.E.~~ Annexation requests shall be coordinated with affected public and private agencies , including, but not limited to, Washington County, ~~North Plains Hillsboro~~ School District, ~~Unified Sewerage Agency Clean Water Services~~, and Northwest Natural Gas Company.

~~G.F.~~ If water and sewer lines are proposed outside the UGB to serve an annexation, the annexation and extra-territorial utility extension request shall be coordinated.

15.02.180 GROWTH MANAGEMENT

The purpose of the Growth Management section is to provide policies and guidance for in-fill and redevelopment of the pre-expansion portion of North Plains and the downtown core area. Maximizing opportunities within the existing UGB, based on "Smart Development" concepts will provide a vibrant core area to the City of North Plains.

The following objectives and policies will address these principles in the downtown core area and the city of North Plains in general.

15.02.182 DOWNTOWN NORTH PLAINS

1. **OBJECTIVE:** Promote the development of a multi-service downtown area, to provide

for everyday community needs.

A. POLICY:

The City shall create policies, incentives, and/or events to encourage the establishment of basic retail, service, and civic entities. Specific identified needs include a grocery store, specialty food shops, restaurants, and a hardware store.

2. **OBJECTIVE:** Encourage a street hierarchy in keeping with the desired character and overall goals of the surrounding uses.

A. POLICY:

The City shall review the existing transportation plan, and amend as necessary to encourage a downtown which accommodates both motor vehicles and pedestrians. Specifically policies should encourage the “park once and shop” approach, provide fluid pedestrian movement, and allowing alleys to provide vehicular access to residences and shops.

3. **OBJECTIVE:** Encourage a commercial / residential mix in the downtown areas.

A. POLICY:

~~The City shall allow residential mixed use development in the downtown area. downtown areas as noted on Map A shall be rezoned as Commercial / Residential, CR-2. Commercial/ residential mixed-use development, in-fill, and reuse shall be encouraged both within buildings (residential over commercial) and as adjacent parcels.~~

4. **OBJECTIVE:** Promote efficient land use and allocation of services. Promote an appropriately high density in the downtown area.

A. POLICIES

- 1) All downtown developments shall have reduced setbacks, and have main building entrances oriented toward the street.
- 2) City codes shall allow for attached residential units, including residential over commercial, attached town homes, condominiums, or apartments within the downtown cores area.

5. **OBJECTIVE:** Create a unified downtown character.

A. POLICIES

- 1) The City shall adopt development guidelines governing street front building character, signage, suitable materials and colors.
- 2) The City shall make downtown street front improvement grant information available to individual merchants.
- 3) The City shall adopt civic improvement standards specifying materials and

configurations for sidewalks, lighting, benches, street trees, and other streetscape improvements

- 4) The City shall adopt codes requiring building fronts to face the street and sidewalk. On-site parking shall be subordinate to the street front, and shall not conflict with pedestrian circulation

6. **OBJECTIVE:** Create a pedestrian scale, pedestrian-oriented downtown.

A. POLICIES

- 1) Downtown area civic improvement policies and codes will be updated to encourage sidewalks downtown and most importantly on both sides of Commercial Street and Main Street.
- 2) A city pedestrian plan should be developed to create pedestrian links between the downtown area and surrounding residential areas, parks, green ways and trails.
- 3) Appropriate civic services should be located within 1/4 mile from the central downtown area.
- 4) The City shall require that bicycle parking facilities be installed as new downtown enterprises and civic facilities are established.

Commented [MD20]: ¼ mile is 1,320 ft, the whole downtown is only 1,300 ft

7. **OBJECTIVE:** Provide for occasional relief from higher density through public open space.

A. POLICIES

- 1) The City shall plan for open space, appropriate to the setting, ranging from public courtyards to natural green spaces.
- 2) Parks and open space shall be dispersed throughout the community to meet resident's needs.

15.02.184 OVERALL NORTH PLAINS

The purpose of the following objectives and policies are to encourage residential in-fill and redevelopment throughout North Plains in a manner that facilitates the City's livability objectives.

1. **OBJECTIVE:** Provide increased opportunities to develop residences on flag lots.

A. POLICIES

- ~~1) Maintain City codes to allow flag lots in all residential zones. Amend flag lot access requirements, decreasing the required access strip width from 20' to 15', and reducing required paved surface from 16' to 12'~~
- ~~2) Amend flag lot access requirements where two lots abut, decreasing the required access strip width from 25' to 15', and reducing required paved surface from 20' to 12'.~~

~~3)1) Amend code requirements pertaining to flag lot setbacks, reducing overall setbacks required.~~

2. **OBJECTIVE:** Allow for a closer proximity from street to residence.

A. POLICY

~~Amend-Maintain residential setback requirements, allowing front yard setbacks of less than 20' for structures in R2.5, R5 and NC zones, to 20' for garages, and 12' for houses.~~

3. **OBJECTIVE:** ~~Allow for in-fill through easing of lot line adjustment requirements.~~

Commented [MD21]: Process has been simplified

~~**POLICIES**~~

~~0) Eliminate lot line adjustment requirement to re-establish previously platted tax lots.~~

~~0) Eliminate half street improvement requirements for a lot line adjustment.~~

7.3. **OBJECTIVE:** Allow for increased occupancy of a single-family lots

A. POLICIES

1) ~~Permit a~~Accessory dwelling units are permitted in residential zones in R-5, R-7.5 and R-10 districts

2) ~~Allow 3 units per 10,000 square feet in R-5 as opposed to 2 units per 7,500 square feet.~~

Commented [MD22]: Makes no sense

2) Manufactured homes are permitted in all residential zones.

3) Planned unit developments are permitted in all residential zones.

3)4) ~~Permit m~~Multi-family uses including attached dwellings units and apartment uses in the R-2.5 district, are permitted in R2.5, R5 and NC zones.